



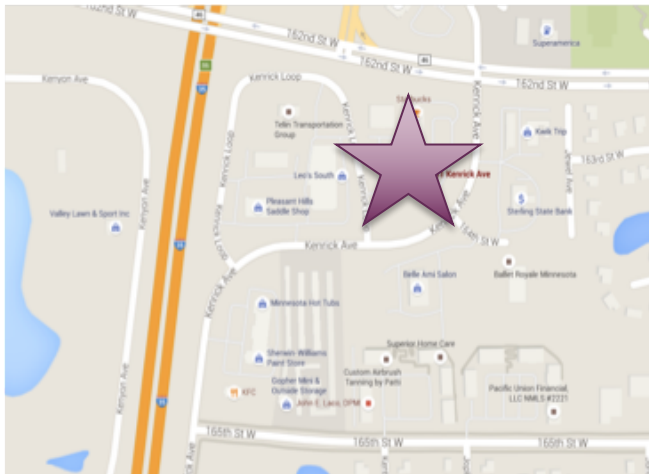
# KENRICK COMMONS

16331 Kenrick Avenue | Lakeville, MN 55044

## 1,056 SF To 10,600 SF Contiguous Retail Space For Lease

Kenrick Commons is a busy neighborhood center in rapidly growing Lakeville, Minnesota. Join a very successful Starbucks in this newer property surrounded by high-income households. Co-tenants also include Fantastic Sams, TranSpa Nails, John's Tailors and Align Chiropractic. Area tenants include Twin Cities Harley-Davidson, Motoprimo, Sterling Bank, Sherwin-Williams Paint Store, Minnesota Hot Tubs, Belle Ami Salon, Ballet Royale Minnesota, Pleasant Hills Saddle Shop, Leo's South, Kwik Trip and Telin Transportation Group.

Kenrick Commons was built in 2004 and is prominently positioned off of I-35 and County Road 46, with excellent visibility to 32,500 vehicles per day. Pylon signage is available.



**Space Available:** 1,056 sf to 10,600 sf contiguous

- Suite 16281: 1,056 sf
- Suite 16309: 3,600 sf
- Suite 16331: 7,000 sf (end cap)
- Suite 16309 and 16331: 10,600 sf contiguous
- 2018 CAM: \$4.68 psf and Tax: \$5.63 psf

**Demographics and Traffic Counts:**

- 2016 Population: 1 mile - 5,280, 3 miles - 61,621 and 5 miles - 171,331
- 2016 Average Household Income: 1 mile - \$93,185, 3 miles - \$85,650 and 5 miles - \$79,323
- Traffic Counts: 85,000 vpd on I-35 and 32,500 vpd on Cty Rd 46



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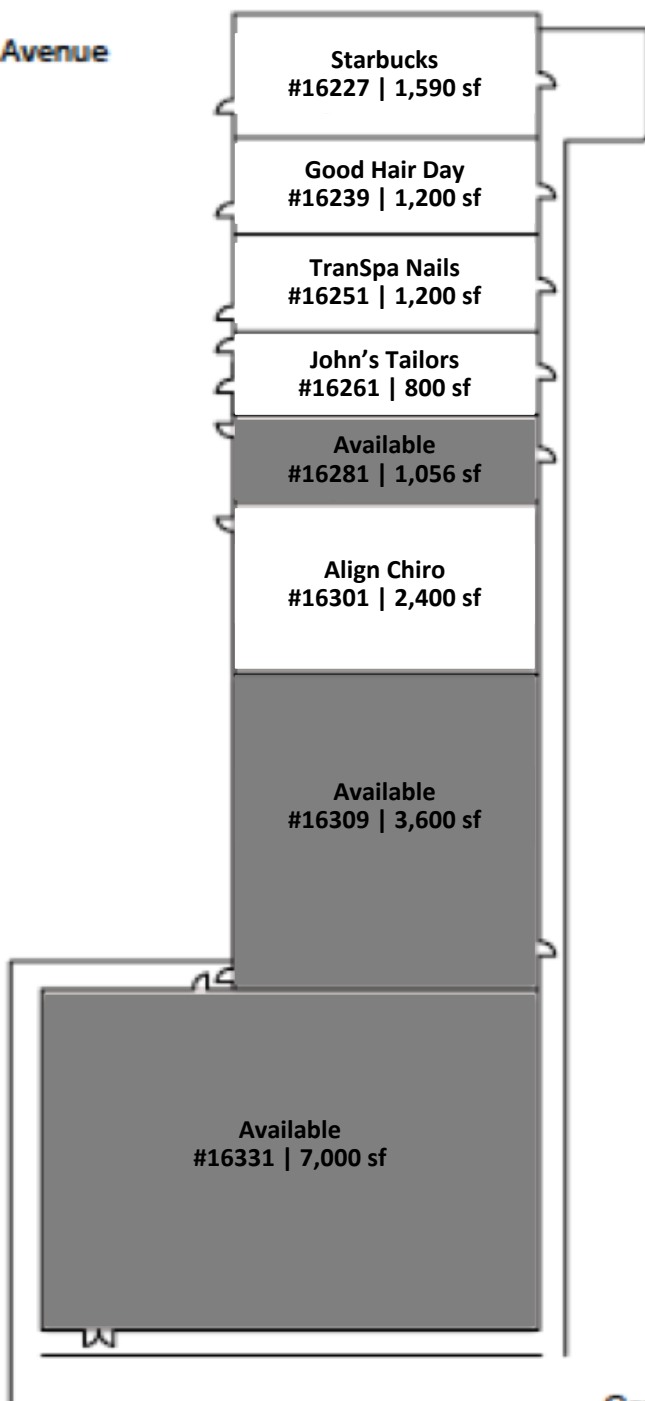
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Site Plan

Kenrick Commons  
16227-16331 Kenrick Avenue  
Lakeville, MN 55044



Gross Site Area: 140,189 s.f.  
Gross Building Area: 18,926 s.f.  
Gross Leasable Area: 18,846 s.f.  
Parking Spaces: 143  
Number of Floors: 1

\*Floor Plan- Not to Scale

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