



17625 KENRICK AVENUE

Lakeville, MN 55044

For Lease - 20,567 SF Freestanding Building

Space Available: 20,567 sf

- 2024 CAM: \$1.25 psf and Tax: \$3.46 psf

Highlights and Features:

- Signage on I-35
- Parking Spaces: 96
- Ceiling Height: 16.5' to the deck 14.3' to the bar joists
- Interior is sprinkled and equipped with an alarm system
- Brand new high efficiency LED lights
- Dock with leveler
- Compactor outside stays with the building
- Exterior irrigation system
- Zoning: C-3 General Commercial District
- Built in 2011
- Area tenants include Minnesota Tile & Stone, Cub Grocery, Dairy Queen, Quality Inn, Chipotle, ReStored Thrift Store, Jimmy John's, Hotworx, Green Mill, Ace Hardware, Anytime Fitness, Wendy's, Walgreens, BMO Harris Bank, Starbucks, Taco Bell, Great Clips, Nautical Bowls, Dollar Tree, Culver's, Perkins, and Wells Fargo

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 3,380, 3 miles - 22,915, and 5 miles - 64,144
- Average Household Income: 1 mile - \$116,014, 3 miles - \$113,009, and 5 miles - \$100,837
- Kenrick Avenue - 15,200, Hwy 50 - 25,500 vpd, and I-35 - 76,034 vpd



Christianson & Company
 COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
 INTERNATIONAL

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

LAURA GILL

612.310.5399

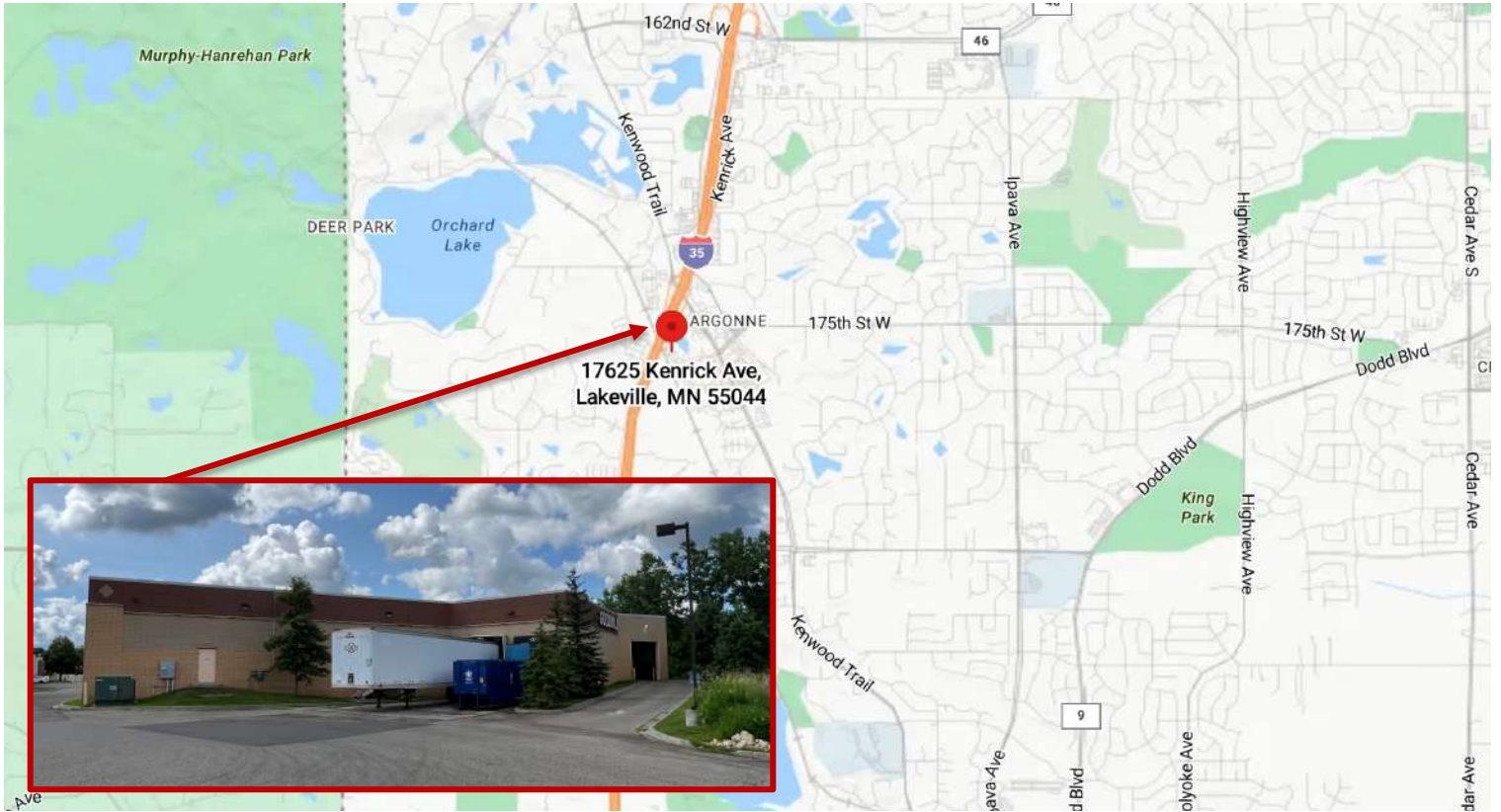
laura@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

info@SpaceAvailableMN.com | 952.921.5844

Map



Aerial



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