

# FOR LEASE | RETAIL

## BURNHILL PLAZA

1254 County Road 42 West, Burnsville, MN 55337



Located in super-regional Burnsville Trade Area

### ABOUT THE PROPERTY

- 133,000 square-foot shopping center
- Anchored by: Aldi, Hobby Lobby, The Tile Shop and Ace Hardware
- Easy access to 35W
- 71,556 residents live within a 3-mile radius with an average household income of \$85,864
- Excellent visibility from County Road 42
- Building signage
- Outstanding co-tenancy with Starbucks, Chick-fil-A, Huntington Bank, JL Beers, Sports Clips and more

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**CSM**

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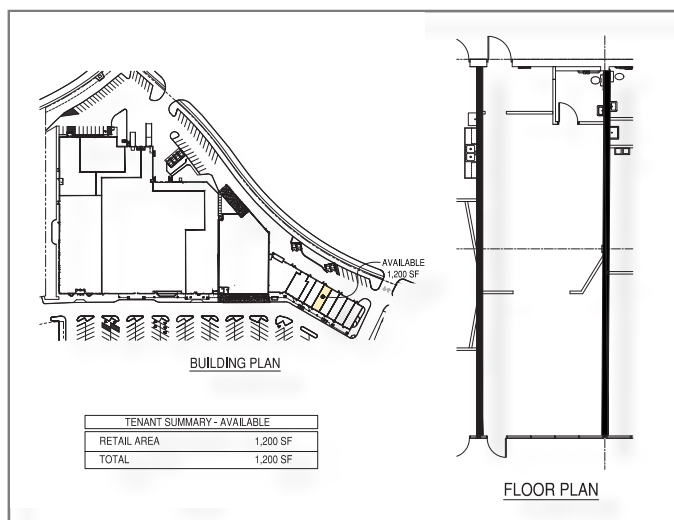
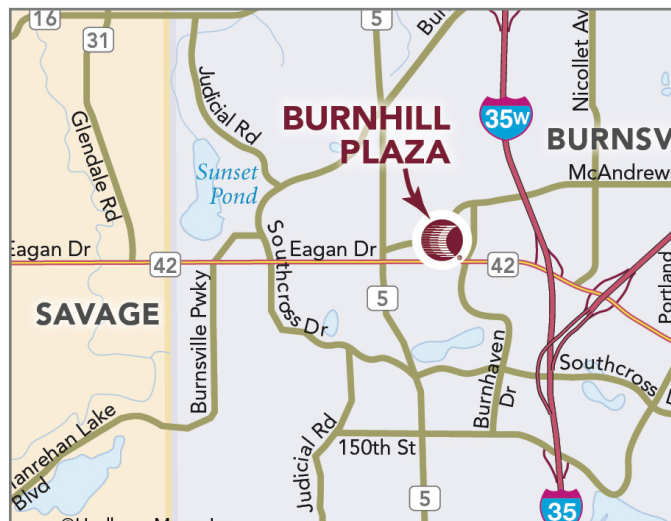
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**AVAILABLE SPACE:** 1,200 sf

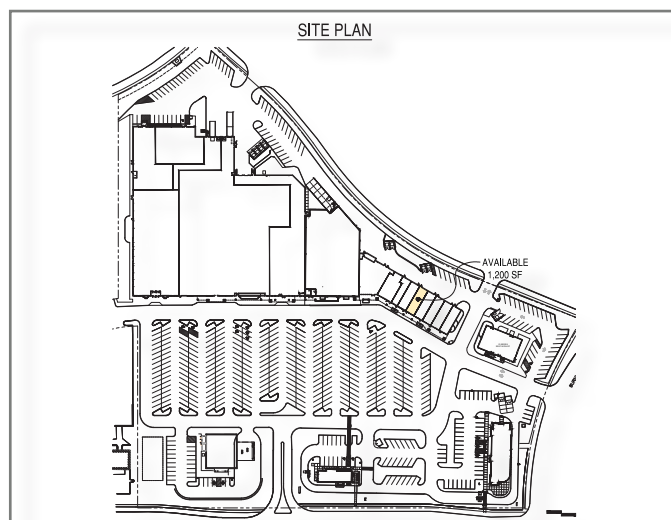
**BASE RENTS:** Negotiable

**OPERATING EXPENSES:** \$10.65/SF for 2025

**UTILITIES:** Utility services to be separately metered except for water, sewer and trash



FLOOR PLAN



SITE PLAN



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