



# RETAIL | FOR LEASE SHAKOPEE TOWN SQUARE

1100 - 1120 Shakopee Town Square | Shakopee, MN 55379



# PROPERTY SUMMARY

## SHAKOPEE TOWN SQUARE

**LOCATION:** 1100-1120 Shakopee Town Square  
**GLA:** 222,481 sf  
**YEAR BUILT:** 1997

### AVAILABILITY

**#1101:** 3,795 sf  
**#1111:** 8,700 sf\*  
**#1123:** 1,674 sf\*  
**#1135:** 1,031 sf  
**#1150:** 12,000 sf  
\* CAN BE COMBINED

### CAM + TAX (2025 EST)

CAM/INS: \$3.21 psf  
Taxes \$1.17 psf  
Total: \$4.38 psf

### DEMOGRAPHICS

|                    | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION   | 4,742     | 42,176    | 94,901    |
| DAYTIME POPULATION | 3,505     | 38,017    | 88,209    |
| MEDIAN HH INCOME   | \$80,872  | \$87,769  | \$108,711 |
| AVERAGE HH INCOME  | \$100,681 | \$110,993 | \$144,247 |

*Sources: ESRI 2024 est. & MNDOT 2022-23 Study averages are per day total cars*

### TRAFFIC COUNTS

36,700 vpd | Highway 169  
7,500 vpd | Johnson Memorial Drive



### COMMENTS

- Neighborhood center located in the heart of Shakopee
- Surrounded by strong residential population
- Easy access to Highway 169
- Center offers very competitive rates
- Availabilities will fit most retail-size criteria

# OVERALL SITE PLAN SHAKOPEE TOWN SQUARE

## AVAILABILITY

#1101: 3,795 sf

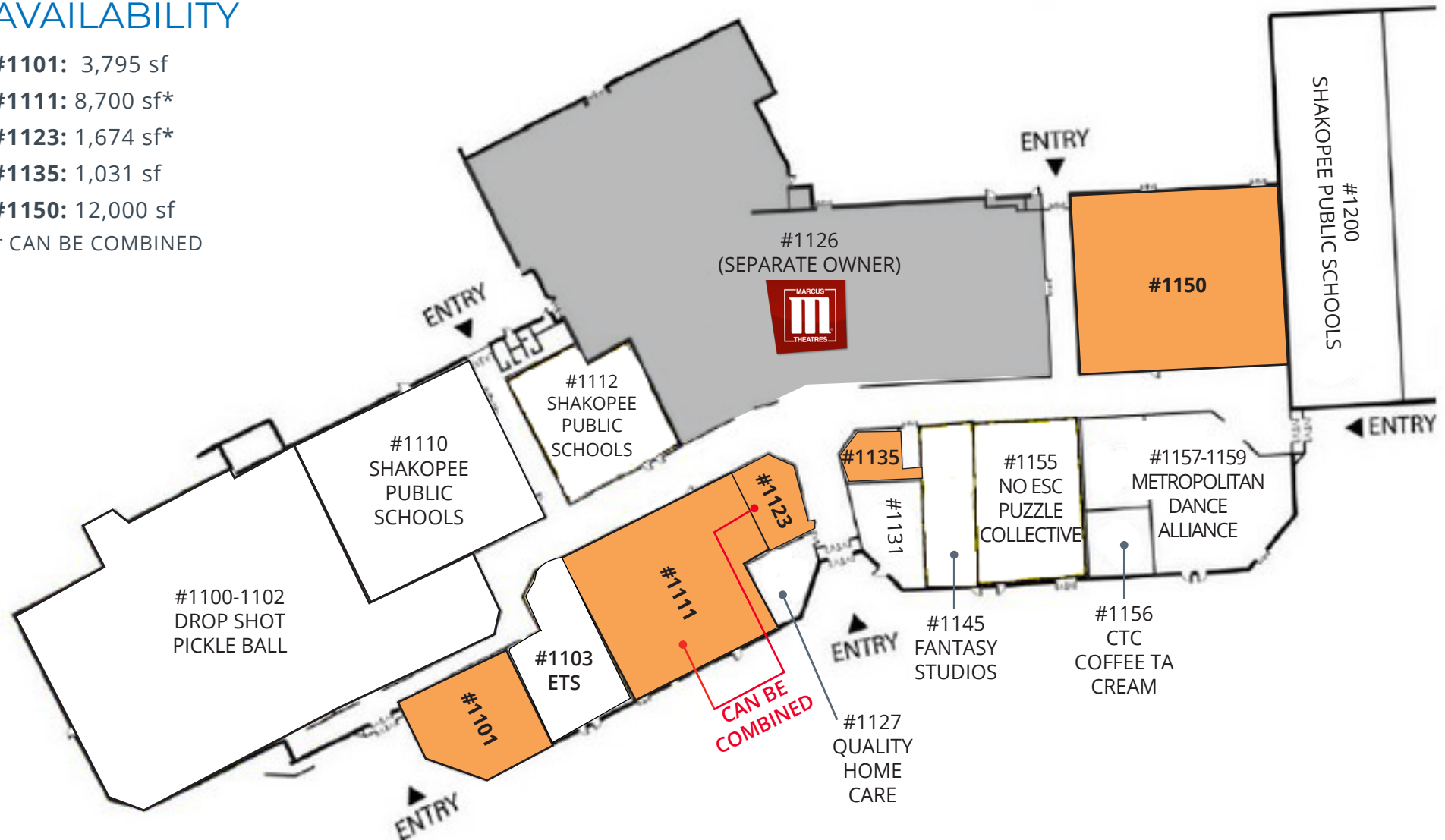
#1111: 8,700 sf\*

#1123: 1,674 sf\*

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#1150: 12,000 sf

\* CAN BE COMBINED





This aerial map of Shakopee, MN, illustrates the strategic location of Shakopee Town Square, highlighted by an orange outline and labeled with an orange dot. The site is situated at the intersection of Johnson Memorial Drive and Highway 169, with a traffic volume of 7,499 VPD. To the west, Johnson Memorial Drive carries 36,700 VPD. The map identifies several key landmarks: Sweeney Elementary School to the southwest, Lions Park to the west, and Tahpah Park to the east. A dense cluster of business logos is overlaid on the map, indicating a high concentration of retail and commercial establishments in the area. These include Amazon, Valleyfair, Target, Walgreens, Starbucks, and many others. The map also shows the proximity of Johnson Memorial Drive and Highway 169, as well as the location of Sweeney Elementary School and Lions Park.



# PROPERTY PHOTOS

## SHAKOPEE TOWN SQUARE



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