

RETAIL FOR LEASE

CHASKA COMMONS

NEQ Hwy 41 & Pioneer Trail | Chaska, MN



TRANSWESTERN

REAL ESTATE
SERVICES



Brad Kaplan ccim 612.359.1625 | brad.kaplan@transwestern.com
Molly Townsend 612.359.1693 | molly.townsend@transwestern.com

CHASKA COMMONS OVERVIEW



**REALTY
RESOURCES**
MEMBER

PROPERTY INFORMATION

LOCATION: 200 Pioneer Trail | Chaska, MN

BUILDING GLA: 155,641 SF

PARKING: 95 spaces

AVAILABILITY

SUITE 112: 1,291 SF

LEASE RATE: \$18.00 - \$20.00 PSF

CAM + TAXES: \$11.26 PSF 2025 est.
[\$6.59 psf CAM/Ins + \$4.67 psf Taxes]

TRAFFIC COUNTS

HIGHWAY 41 18,200 vpd

PIONEER TRL: 12,300 vpd

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	4,755	37,689	91,734
DAYTIME POPULATION	6,749	37,747	87,251
AVERAGE HH INCOME	\$97,995	\$146,354	\$155,967

** Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



CONTACT

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CHASKA COMMONS OVERALL SITE PLAN



PHASE 1

SUITE	TENANT	SQ. FT.
204	SALLY BEAUTY	1,400
206	GREAT CLIPS	1,347
210	MGM LIQUOR	6,280
212	PLAY IT AGAIN SPORTS	2,875
214	CHASKA TOBACCO	2,033
216, 222	HEARTBREAKERS	4,450
224	PAPA JOHN'S	1,320
226	K TAILOR	1,320
228	GNC	1,320
230, 232, 234	THE FORGE	5,924
244	PETCO	14,000
400	CUB FOODS	55,000

PHASE 2

SUITE	TENANT	SQ. FT.
120	CENTER NAT'L BANK	3,456
122	LITTLE ROO'S	2,020
126, 128, 130, 132	MN DENTAL	4,636

PHASE 3

SUITE	TENANT	SQ. FT.
142	CARIBOU COFFEE	1,552
144	NAUTICAL BOWLS	1,200
146	H&R BLOCK	1,200
148	EDWARD JONES	1,200
150	ROYAL MASSAGE	1,200
152	CA NAILS	1,443
162	INDIAN BAR & GRILL	1,443
164	T-MOBILE	2,400
168	UPS	1,611
170, 172	SYLVAN LEARNING	1,989
180	CULVER'S	4,538

PHASE 4

SUITE	TENANT	SQ. FT.
104	SAKE SUSHI	1,816
106, 108	PEARL VISION	2,400
110	HERBALIFE	1,125
112	AVAILABLE	1,291
114	PACIFIC DENTAL	4,900
184	PERKINS	4,900
186, 188	JERSEY MIKE'S	2,116
190	VERIZON	1,500
192, 194	QDOBA	3,000
320	WILLY MCCOYS	5,436

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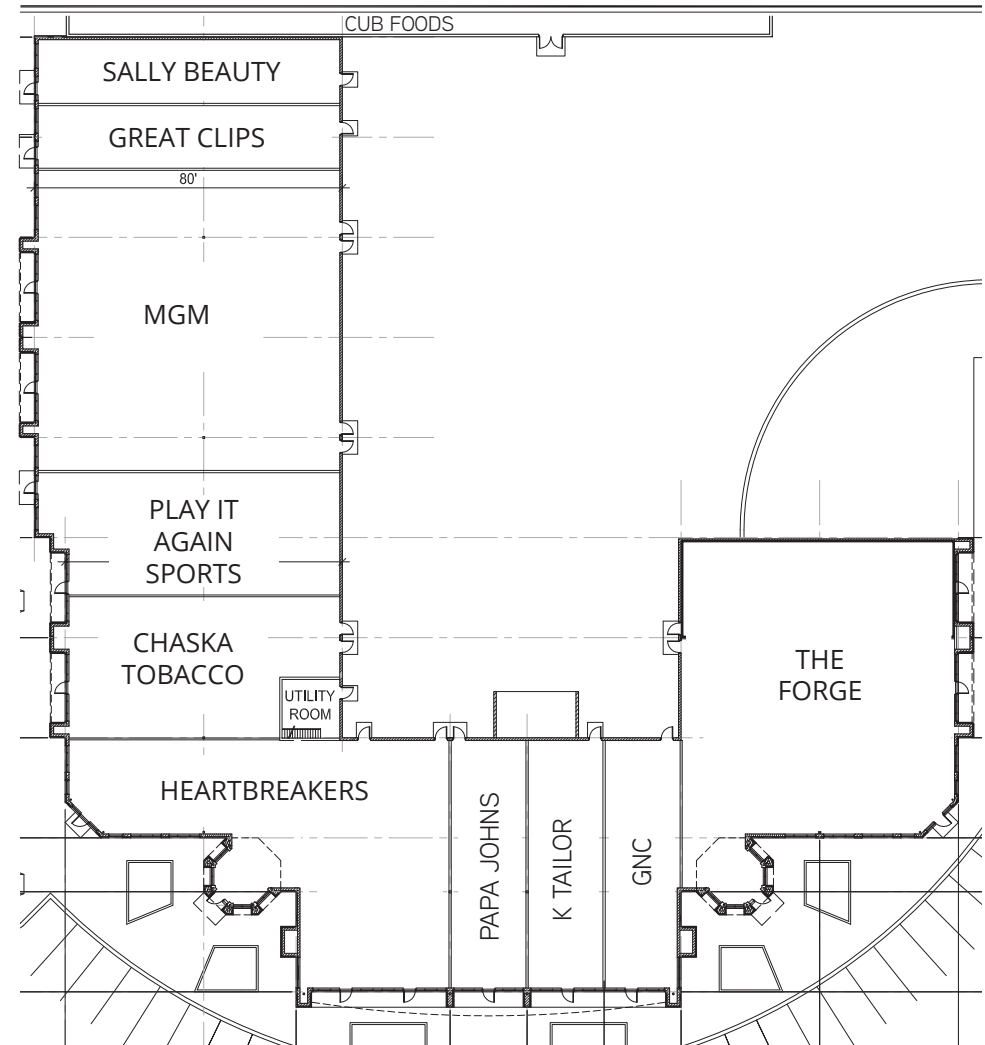
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CHASKA COMMONS PHASE 1 - SITE PLAN



**REALTY
RESOURCES**
MEMBER

SUITE	TENANT	SF
204	SALLY BEAUTY	1,400
206	GREAT CLIPS	1,347
210	MGM LIQUOR	6,280
214	PLAY IT AGAIN SPORTS	2,875
216	CHASKA TOBACCO	2,000
222	HEARTBREAKERS	4,444
224	PAPA JOHN'S	1,320
226	K TAILOR	1,320
228	GNC	1,200
230	THE FORGE	5,924



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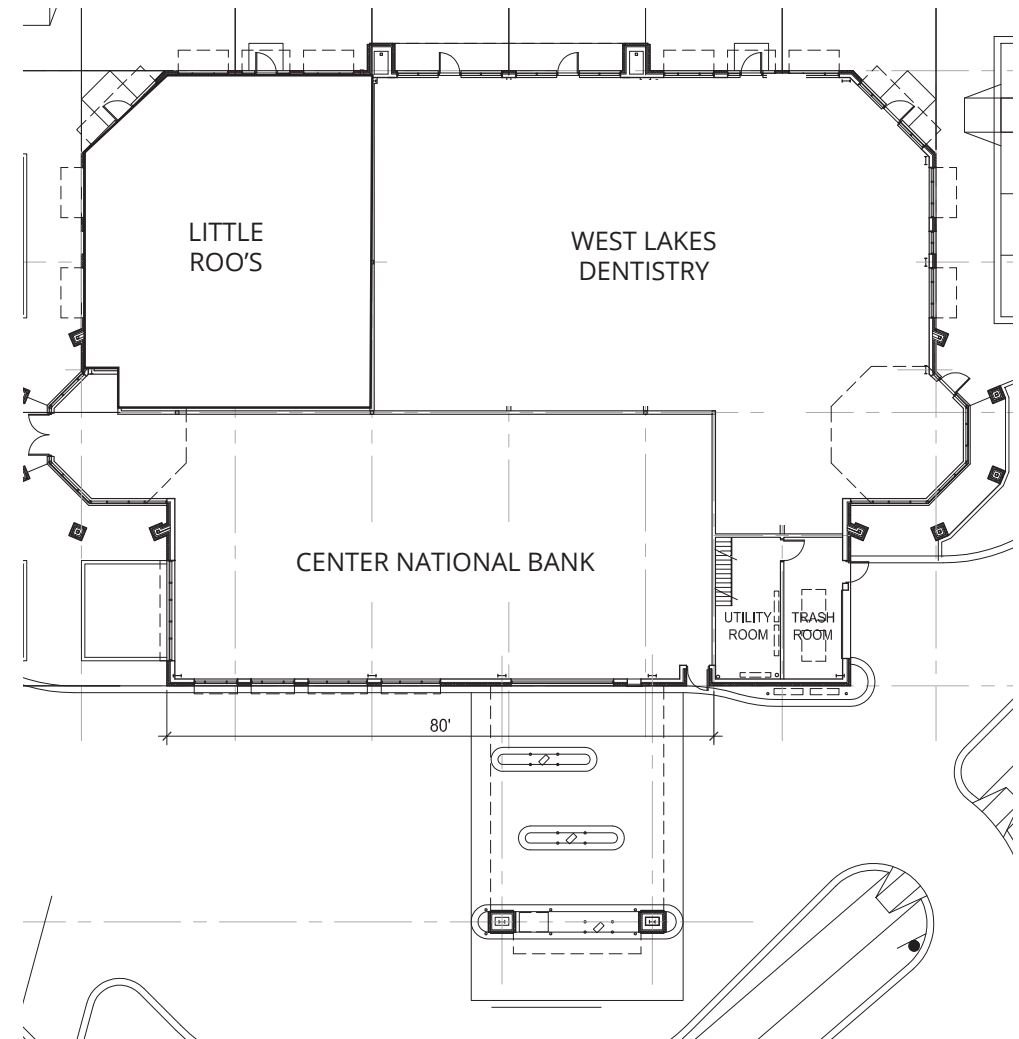
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CHASKA COMMONS PHASE 2 - SITE PLAN



REALTY
RESOURCES
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SUITE	TENANT	SF
120	CENTER NATIONAL BANK	3,456
122	LITTLE ROO'S	2,020
132	WEST LAKES DENTISTRY	4,636



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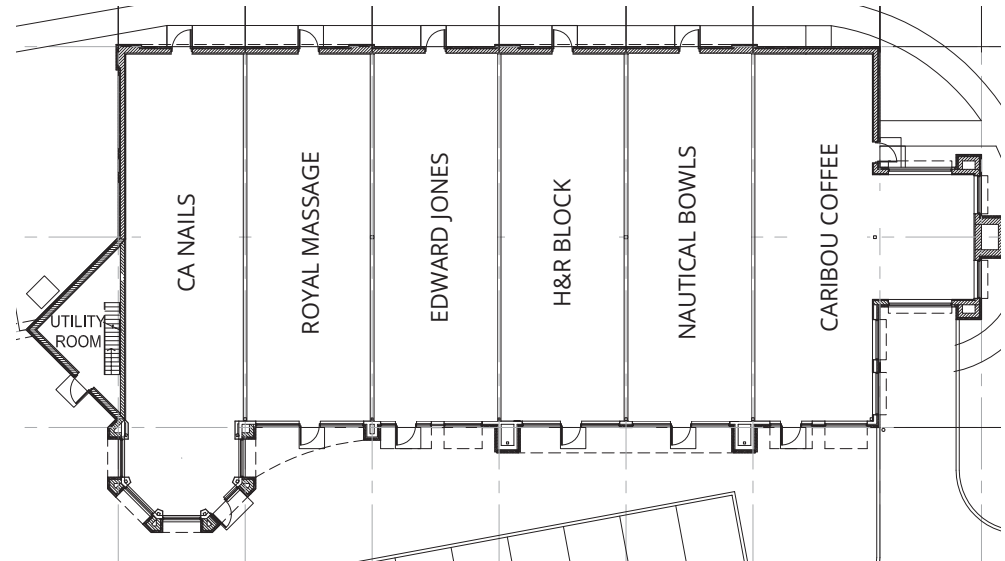
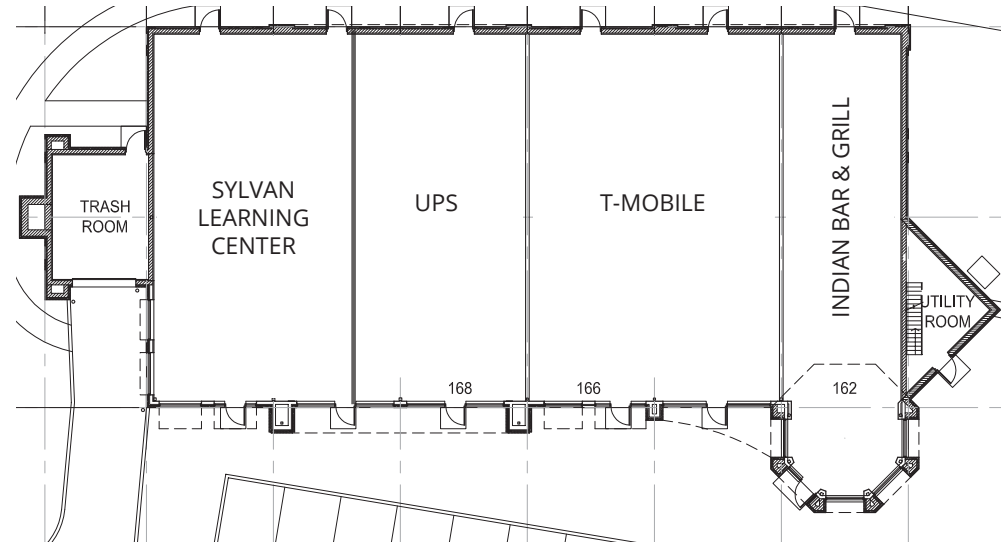
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CHASKA COMMONS PHASE 3 - SITE PLAN



**REALTY
RESOURCES**
MEMBER

SUITE	TENANT	SF
142	CARIBOU COFFEE	1,552
144	NAUTICAL BOWLS	1,200
146	H&R BLOCK	1,200
148	EDWARD JONES	1,200
150	ROYAL MASSAGE	1,200
152	CA NAILS	1,443
162	INDIAN BAR & GRILL	1,443
166	T-MOBILE	2,400
168	UPS	1,611
172	SYLVAN LEARNING CENTER	1,989



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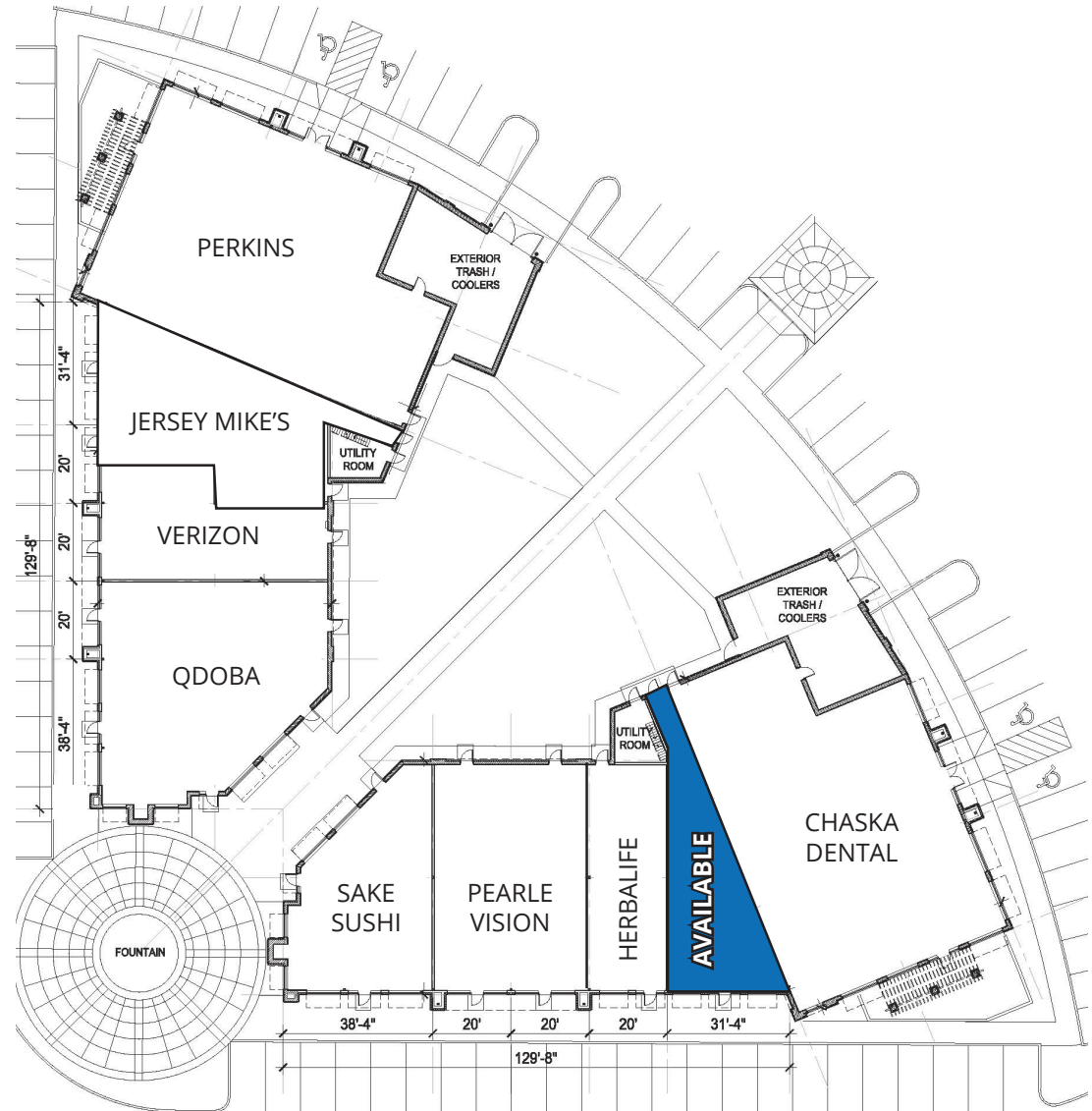
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CHASKA COMMONS PHASE 4 - SITE PLAN



**REALTY
RESOURCES**
MEMBER

SUITE	TENANT	SF
102	SAKE SUSHI	1,816
104	PEARLE VISION	1,200
110	HERBALIFE	1,125
112	AVAILABLE	1,291
120	CHASKA DENTAL	4,900
202	QDOBA	3,016
206	VERIZON	1,500
210	JERSEY MIKE'S	2,116
220	PERKINS	4,900



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