

RETAIL

FOR LEASE

# HERITAGE COMMONS

NEQ DODD BLVD + KENWOOD TRL | LAKEVILLE, MN





## SITE DETAILS

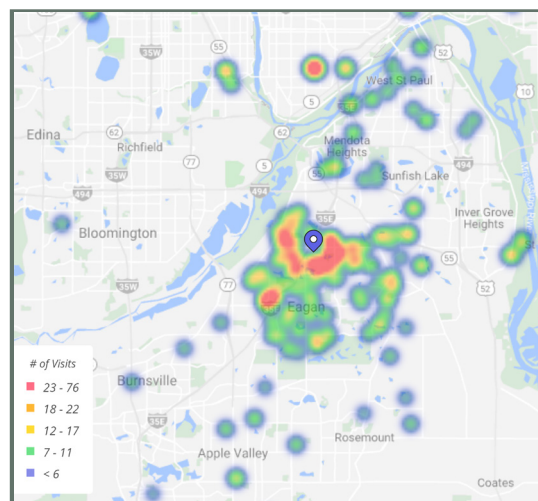
- × LOCATION: 20250 Heritage Drive | Lakeville, MN
- × PROPERTY TYPE: Grocery-anchored neighborhood center
- × GLA: 138,592 sq. ft.
- × VISIBILITY: 16,048 vpd - Kenwood Trail  
15,938 vpd - Dodd Blvd

## AVAILABILITY

- × FOR LEASE: 1,200 - 2,500 sq. ft.
- × BTS: up to 44,000 sq. ft.
- × PAD OPPORTUNITIES: 1.03 - 2.66 acres

## CAM &amp; TAX (2025 est.)

- × CAM: \$5.10 psf
- × INS: \$0.51 psf
- × RET: \$5.47 psf
- TOTAL: \$11.08 psf**



## CUSTOMER SNAPSHOT

1.1M # of yearly visits  
 168.8k # of yearly visitors  
 28min avg length-of-stay  
 \$132k median hh income

Source: Placer.ai | 2024 audience overview estimates

## HIGHLIGHTS

- × Heritage Commons is an established destination retail leader in Lakeville, 25 miles south of the Twin Cities. The center boasts having close to 9-acres of outparcel sites with full front exposure to Dodd Blvd. There is a clean slate of available land adjacent to Cub Foods allowing for an additional 44,000-sf and a handful of small shop opportunities.

## CONTACT INFO:

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# SITE PLAN

SUITE	TENANT	SQ. FT.
<b>BUILDING A</b>		
20184	DaVita	
<b>20182</b>	<b>AVAILABLE</b>	<b>1,200</b>
20186	MN School of Beauty	
20180	VIP Nails & Spa	
20178	Charlie Violet	
20176	Spine & Health	
<b>BUILDING B</b>		
20164	Lakeville Liquors	
20166	Charged Fitness	
20170	Be-YOU-tiful Med Spa	
20174	Orthodontic Specialists	
<b>BUILDING C</b>		
20192	Gold Fish Swim School	
20200	Any Lab Test Now	
20202	Teresa's Mexican	
<b>20208</b>	<b>AVAILABLE</b>	<b>1,827</b>
20210	Subway	
<b>BUILDING D</b>		
<b>20137</b>	<b>AVAILABLE</b>	<b>2,500</b>
20139	Wag N' Wash	
20143	Metro Dentalcare	
20147	Total Nutrition	
<b>PADS</b>		
<b>Opt 1</b>	<b>AVAILABLE</b>	<b>1.03 ac</b>
<b>Opt 2</b>	<b>AVAILABLE (divisible)</b>	<b>2.56 ac</b>
<b>Opt 3</b>	<b>AVAILABLE</b>	<b>1-2.66 ac</b>

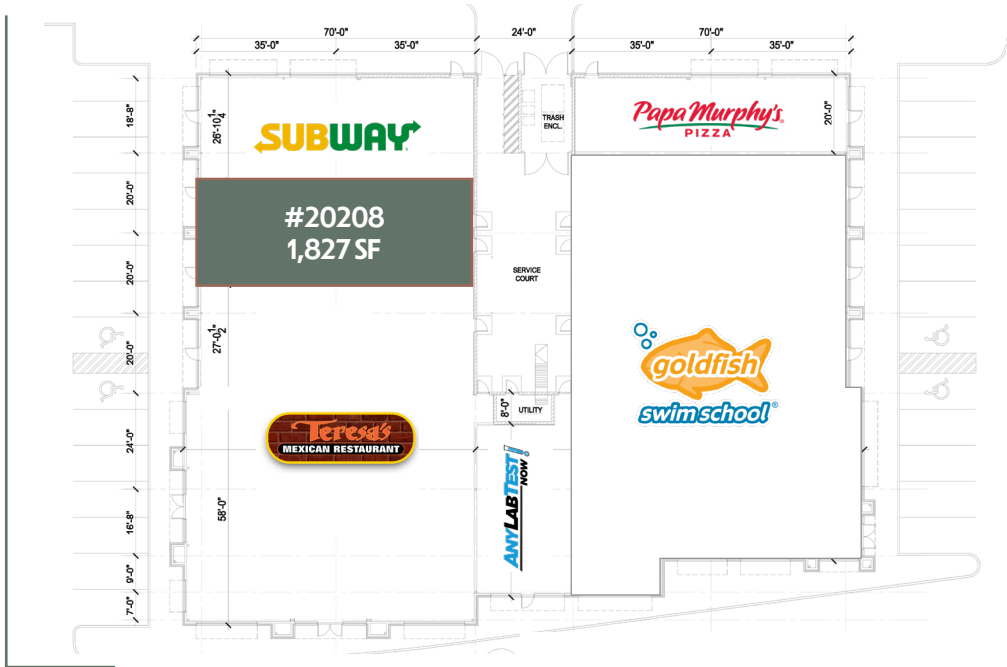








BUILDING C



BUILDING D



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## TRADE AREA

## DEMOGRAPHICS

### POPULATION

1 mile	11,627
3 mile	34,721
5 mile	113,652

### MEDIAN HH INCOME

1 mile	\$99,711
3 mile	\$114,361
5 mile	\$108,552

### HOUSEHOLDS

1 mile	4,336
3 mile	11,717
5 mile	38,518

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