

# Burnsville Marketplace

RETAIL SPACE AVAILABLE

NWC I-35W & Cty Rd 42 | Burnsville, MN



# Property Details

## LOCATION

- 13901 - 14121 Aldrich Ave S | Burnsville, MN

## BUILDING GLA

- 263,121 SF

## AVAILABLE SPACE

- 2,782 SF - Suite 115
- 2,503 SF - Suite 120
- 5,285 SF - Suites 115 & 120
- 1,815 SF - Suite 155

## 2026 EST. EXPENSES

- 8.09 PSF Total  
[\$4.52 PSF CAM/Ins + \$3.57 PSF Tax]

## TRAFFIC COUNTS

- 81,000 VPD - I-35W
- 49,500 VPD - Cty Rd 42

## DEMOGRAPHICS

| RADIUS             | 1 MILE   | 3 MILE   | 5 MILE    |
|--------------------|----------|----------|-----------|
| POPULATION         | 8,997    | 78,607   | 186,393   |
| DAYTIME POPULATION | 13,604   | 74,100   | 165,369   |
| MEDIAN HH INCOME   | \$67,398 | \$87,877 | \$100,875 |
| HOUSEHOLDS         | 3,781    | 30,031   | 70,025    |

\* Sources: ESRI 2025 est & MN Dept of Transportation 2024 Study avgs are per day total cars



## CO-TENANTS



**T** Transwestern

Kris Schisel

(612) 612-1691 | kris.schisel@transwestern.com

REALTY  
RESOURCES  
MEMBER

# Site Plan

| SUITE   | TENANT               | AREA SF   | SUITE  | TENANT             | AREA SF   |
|---------|----------------------|-----------|--------|--------------------|-----------|
| 100     | Michael's            | 27,010 SF | 195    | Dollar Tree        | 12,124 SF |
| 105-110 | The Refinery         | 3,939 SF  | 200    | Sierra             | 18,610 SF |
| 115     | AVAILABLE            | 2,782 SF  | 205    | Old Navy           | 15,324 SF |
| 120     | AVAILABLE            | 2,503 SF  | 208    | Carters            | 3,760 SF  |
| 130     | Step'n Stretch       | 2,665 SF  | 230A   | Bob's Furniture    | 31,615 SF |
| 135     | Moler Barber         | 1,300 SF  | 230B   | Mo' Bettahs        | 2,000 SF  |
| 140     | America's Best       | 4,006 SF  | 220A   | Xfinity            | 1,800 SF  |
| 145     | AAA                  | 4,350 SF  | 220B   | AT LEASE           | 3,200 SF  |
| 150     | H&R Block            | 1,119 SF  | Outlot | Men's Wearhouse    | 7,240 SF  |
| 155     | AVAILABLE            | 1,815 SF  | Outlot | Smashburger        | 2,158 SF  |
| 165     | Play it Again Sports | 4,823 SF  | Outlot | Chili's Restaurant | 6,000 SF  |
| 170     | Bath & Body Works    | 3,637 SF  |        |                    |           |
| 172     | Scrubs & Beyond      | 3,196 SF  |        |                    |           |
| 175     | Salons by JC         | 8,345 SF  |        |                    |           |
| 180     | Five Below           | 10,436 SF |        |                    |           |
| 182     | DSW                  | 16,564 SF |        |                    |           |
| 185     | TJ Maxx-HomeGoods    | 47,207 SF |        |                    |           |
| 190     | Petco                | 22,375 SF |        |                    |           |



