

1475 RIVERWOOD RETAIL OVERVIEW



LOCATION: 1475 Riverwood Drive | Burnsville, MN

PID: 02-18258-01-030

SIZE: 0.69 AC

FOR LEASE / BTS / GROUND LEASE

- Highly visible outlot available
- Lease, Build to Suit, or Ground Lease situated along Highway 13 in Burnsville.
- Zone B-3 (General Business) property and this zoning allows for a variety of uses.
- Proposed Drive-Through

DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	70,796	205,081	386,795
DAYTIME POPULATION	64,340	205,598	409,965
MEDIAN HH INCOME	\$88,427	\$90,162	\$97,870
AVERAGE HH INCOME	\$115,148	\$117,603	\$128,029

AREA RETAILERS

























TRAFFIC COUNTS

HWY 13 E: 29,332 VPD **12TH AVE S:** 7,763 VPD



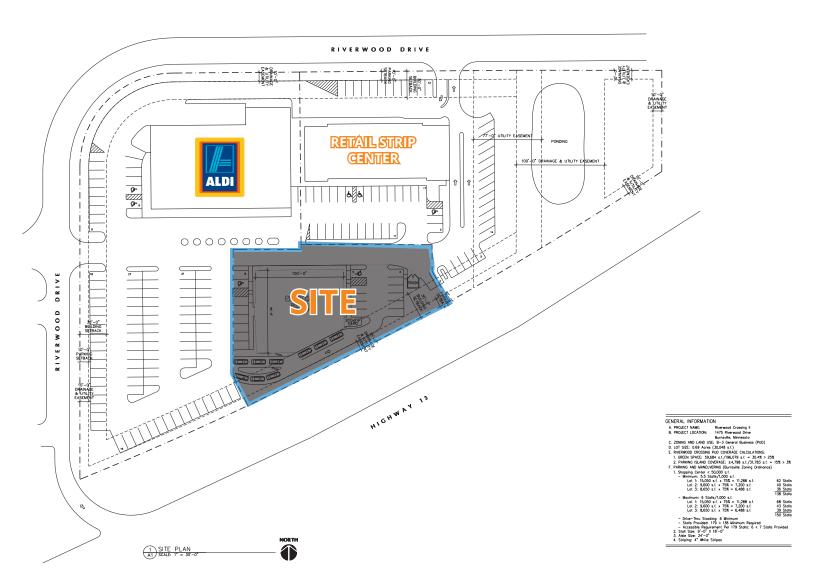
CONTACT

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1475 RIVERWOOD RETAIL **SITE PLAN**







CROSSING RIVERWOOD

Project Designer: L. SCH	HMIDT		
Drawn By: LLS			
hecked By: LL			
Revisions			
10/10/24 PRELIMINAL	RΥ		
SITE PLAN			

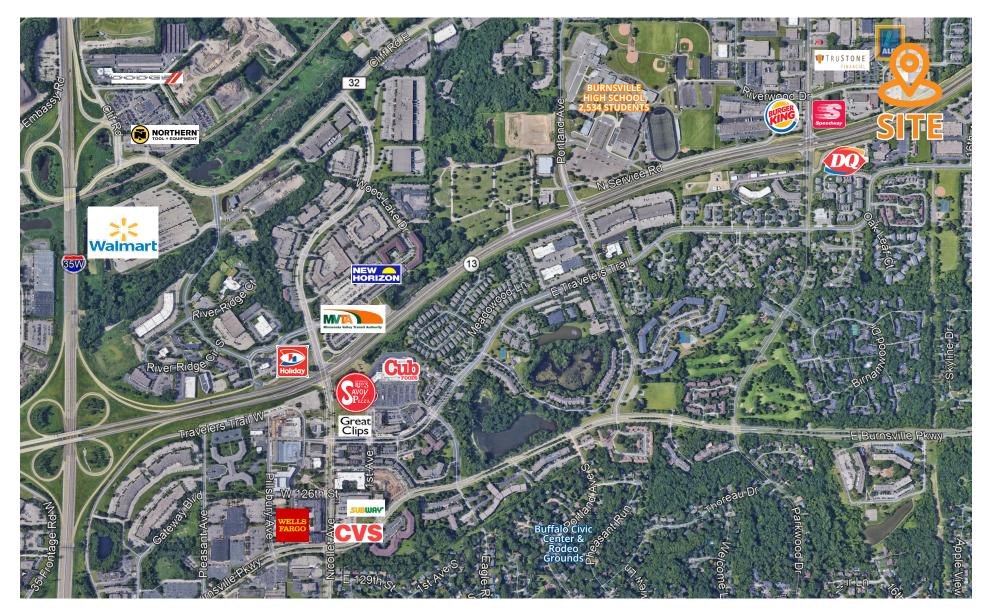
Project No. 240923-1

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BURNSVILLE **TRADE AREA AERIAL**





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