



TRANSWESTERN

REAL ESTATE
SERVICES



RETAIL FOR LEASE **SHAKOPEE VALLEY MARKETPLACE**

1667 17th Ave E | Shakopee, MN

SHAKOPEE VALLEY MARKETPLACE SUMMARY



LOCATION: 1667 17th Avenue E | Shakopee, MN 55379
GLA: 13,361 SF
YEAR BUILT: 2000

AVAILABILITY

CAM + TAX: \$10.15 sq. ft. total
[\$2.74 psf CAM + \$7.41 psf tax]

TRAFFIC COUNTS

25,190 vpd | Marshall Road
16,703 vpd | 17th Avenue E

DEMOGRAPHICS

RADIUS	5 MIN	10 MIN	15 MIN
POPULATION	9,344	48,196	130,848
DAYTIME POPULATION	6,997	57,826	129,543
AVERAGE HH INCOME	\$131,559	\$127,320	\$148,033
HOUSEHOLDS	3,138	16,626	47,734

** Sources: ESRI 2024 est & MN Dept of Transportation 2023 Study avgs are per day total cars*

HIGHLIGHTS

- » Retail power center with excellent visibility
- » Convenient access to Highway 169
- » Anchored by Target and Kohl's with ample parking
- » Positioned next to Hwy 169 and Marshall Road intersection
- » Adjacent to St. Francis Regional Medical Center



CO-TENANTS + AREA RETAILERS

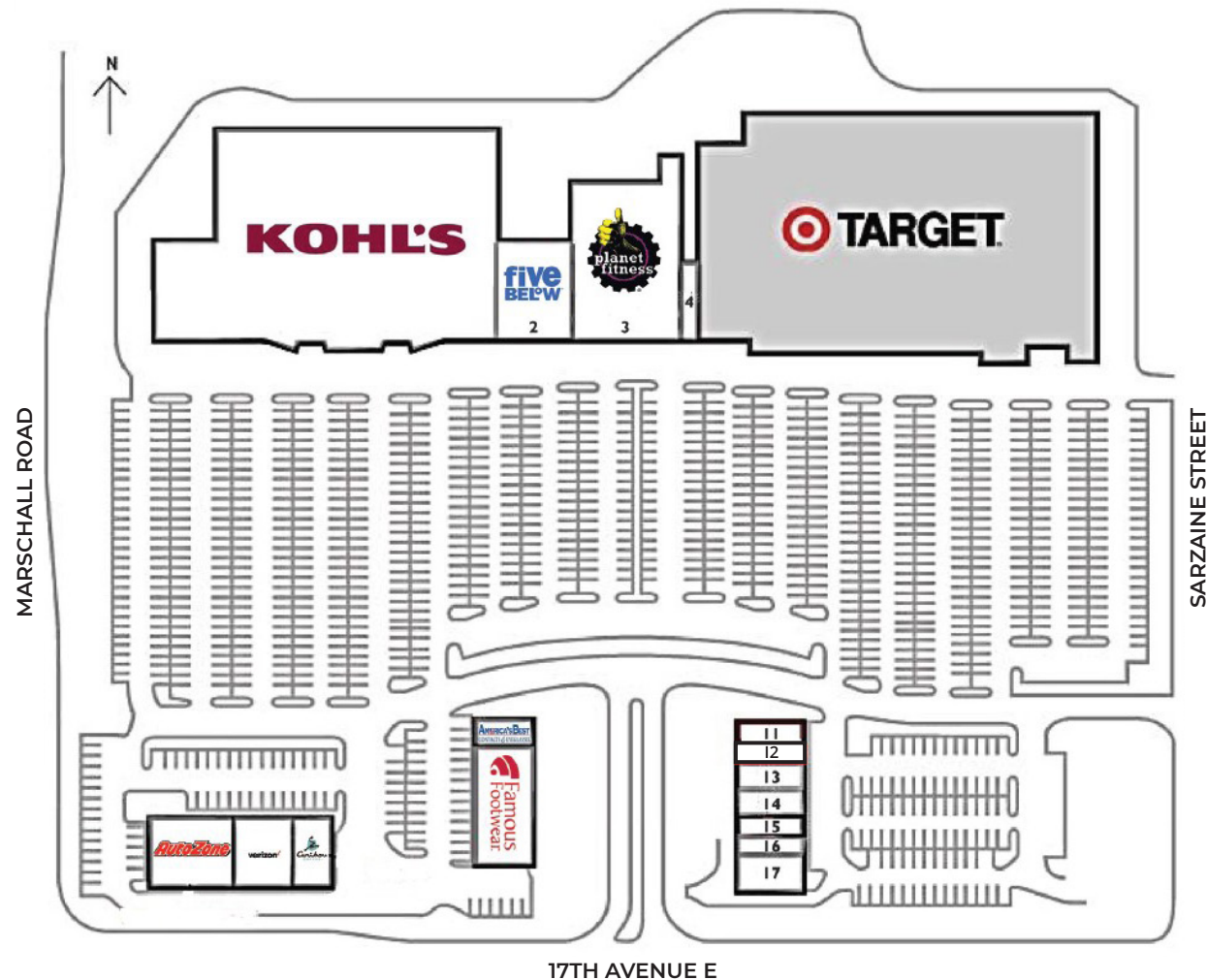


CONTACT

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SHAKOPEE VALLEY MARKETPLACE

SITE PLAN



SUITE	TENANT	SIZE
1	Kohl's	86,584
2	Five Below	9,645
3	Planet Fitness	23,492
4	Salon Avalon	1,482
5	Target	
6	Auto Zone	7,370
7	Z Wireless	3,065
8	Caribou Coffee	1,850
9	American's Best	3,182
10	Famous Footware	8,729
11	OSR Physical Therapy	2,196
12	Club Pilates	1,794
13	Nails Lovely	1,400
14	Zuppa Cucina	1,600
15	State Farm Insurance	1,162
16	Liberty Oxygen	1,237
17	South Side Liquor	3,972

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SHAKOPEE VALLEY MARKETPLACE TRADE AREA AERIAL



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