



**COBBLESTONE COURT**  
**BOOT BARN** **HONEY BAKED Ham**  
**PETSMART** **Cole's SALON | SPA** **PURE HOCKEY**  
**home choice** **FOSS SWIM SCHOOL**

**BURNVILLE CENTER**  
**macy's**  
**DICK'S SPORTING GOODS**  
**KOHL'S PUB**  
**jcpenny**

**BECKER FURNITURE WORLD**  
**CHIANTI GRILL BARS**

RETAIL SPACE FOR LEASE  
**COBBLESTONE COURT**  
 14150 NICOLLET AVE | BURNVILLE, MN 55337

# PROPERTY SUMMARY

**ADDRESS:** 14150 Nicollet Ave | Burnsville, MN

**BUILDING GLA:** 125,320 SF

**PARKING:** 608 spaces

## AVAILABILITY

**SUITE 21:** 39,978 SF

**CAM + TAX:** \$7.88 sq. ft. total (2025 est.)  
[\$3.80 psf CAM + \$3.81 psf tax + \$0.27 psf ins.]

## TRAFFIC COUNTS

**82,000 vpd** | I-35W

**52,000 vpd** | Cty Rd 42



## HIGHLIGHTS

- Strategic position within Burnsville trade area
- New pylon signage available
- Updated parking and storefront facades
- Located across from M Health Fairview Medical Campus
- Surrounded by many retailers including Lunds & Byerlys, The Home Depot, McDonald's, Starbucks and Taco John's

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	10,156	80,060	188,619
<b>DAYTIME POPULATION</b>	14,953	76,010	163,653
<b>MEDIAN HH INCOME</b>	\$75,538	\$87,838	\$97,734

*\* Sources: ESRI 2024 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



## CONTACT

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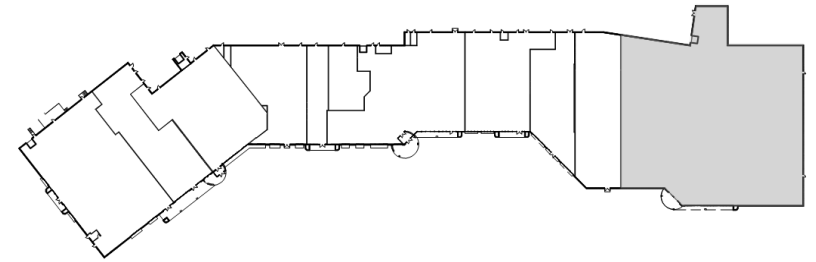
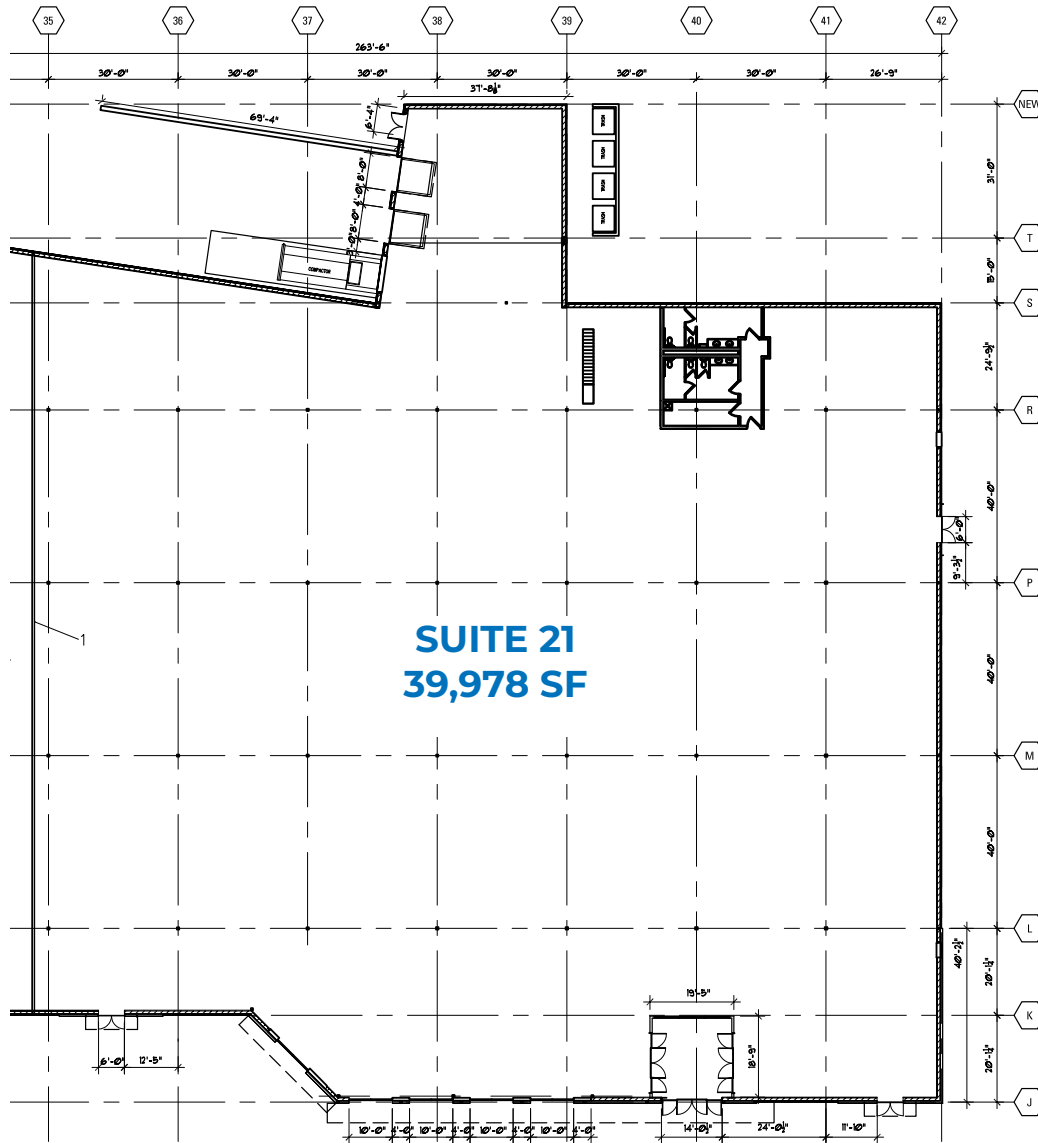
# COBBLESTONE COURT SITE PLAN



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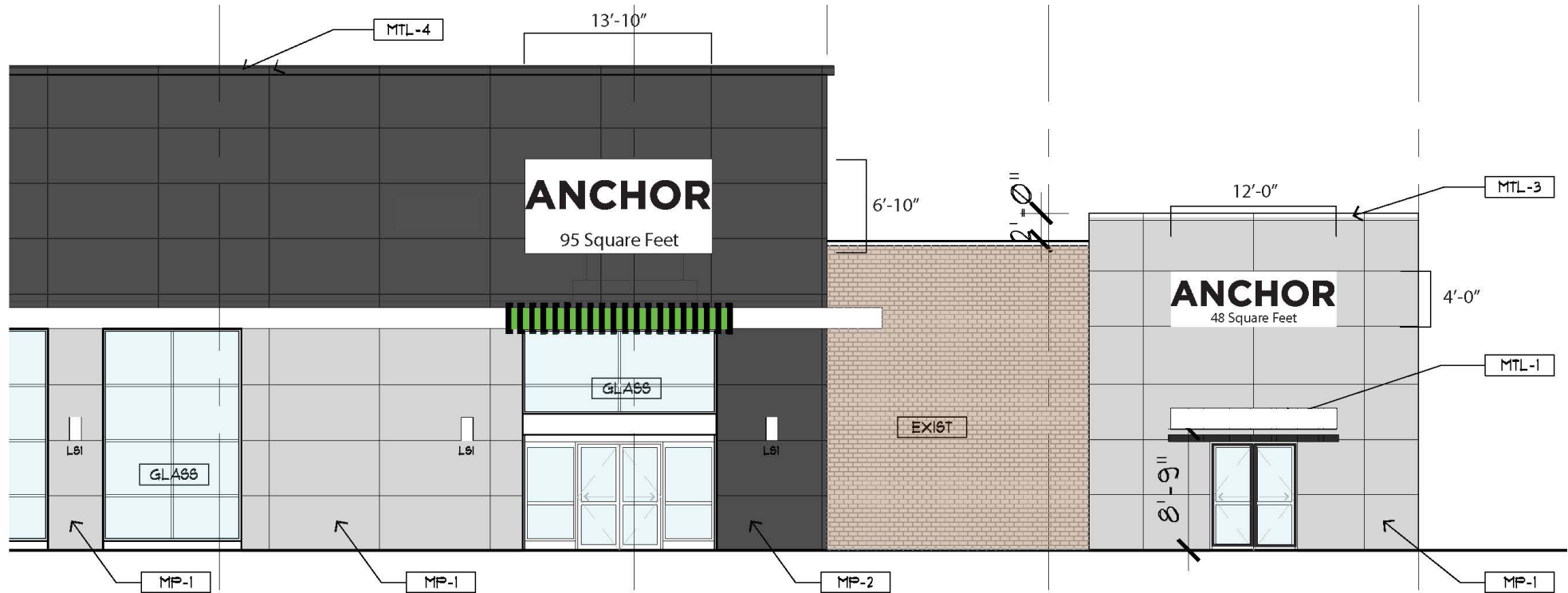
# COBBLESTONE COURT FLOOR PLAN



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# COBBLESTONE COURT ELEVATIONS



SOUTH ELEVATION



PROPOSED BUILDING ELEVATION

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