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RETAIL FOR LEASE

AURORA VILLAGE | BURNSVILLE, MN

# AURORA VILLAGE OVERVIEW



**LOCATION:** SEC Cty Rd 42 + Cty Rd 5 | Burnsville, MN

**DESCRIPTION:** Neighborhood retail center

**BUILDING GLA:** 122,323 sq. ft.

**HIGHLIGHTS:** Aurora Village is situated in the center of Burnsville's trade area, benefiting from strong demographics, high traffic, and excellent visibility

## FOR LEASE

**AVAILABLE:** 1,578 sq. ft.

**PROPOSED PAD:** up to 5,200 sq. ft. w/ drive-thru

**CAM + TAX:** \$7.42 sq. ft. total - 2025 est.  
[\$3.36 psf CAM/Ins + \$4.06 psf Tax]

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	9,135	74,999	178,763
DAYTIME POPULATION	13,669	70,581	160,461
MEDIAN HH INCOME	\$80,464	\$88,736	\$101,614
AVERAGE HH INCOME	\$97,781	\$112,129	\$128,627

*\* Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars*

## CONTACT

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## CENTER RETAILERS



## AREA RETAILERS



## TRAFFIC COUNTS

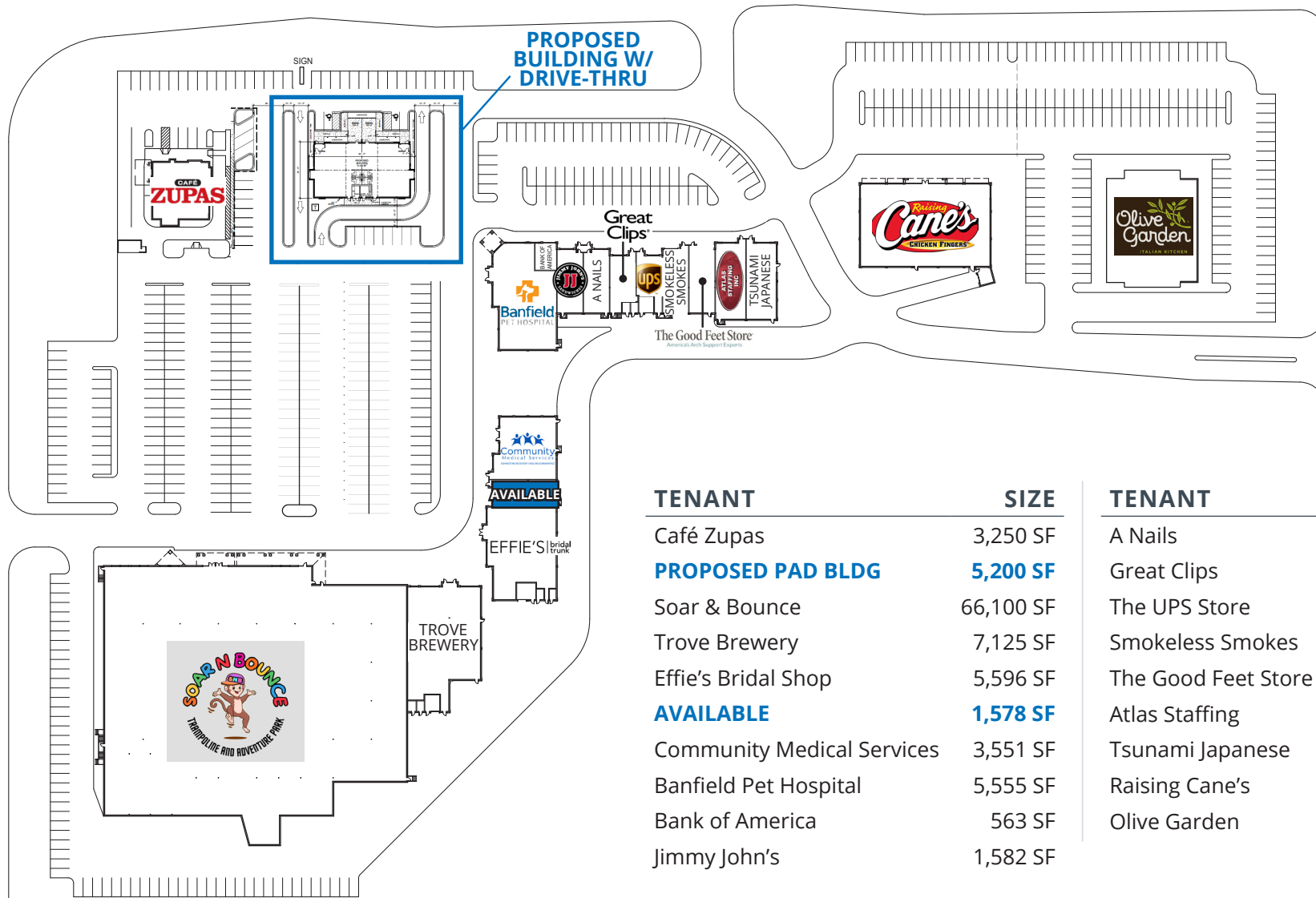
**CTY RD 42:** 49,500 vpd

**CTY RD 5:** 14,210 vpd



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# AURORA VILLAGE SITE PLAN



## TENANT

## SIZE

Café Zupas

3,250 SF

**PROPOSED PAD BLDG**

**5,200 SF**

Soar & Bounce

66,100 SF

Trove Brewery

7,125 SF

Effie's Bridal Shop

5,596 SF

**AVAILABLE**

**1,578 SF**

Community Medical Services

3,551 SF

Banfield Pet Hospital

5,555 SF

Bank of America

563 SF

Jimmy John's

1,582 SF

## TENANT

## SIZE

A Nails

1,585 SF

Great Clips

1,229 SF

The UPS Store

1,282 SF

Smokeless Smokes

1,585 SF

The Good Feet Store

1,585 SF

Atlas Staffing

2,165 SF

Tsunami Japanese

2,195 SF

Raising Cane's

3,000 SF

Olive Garden

9,100 SF

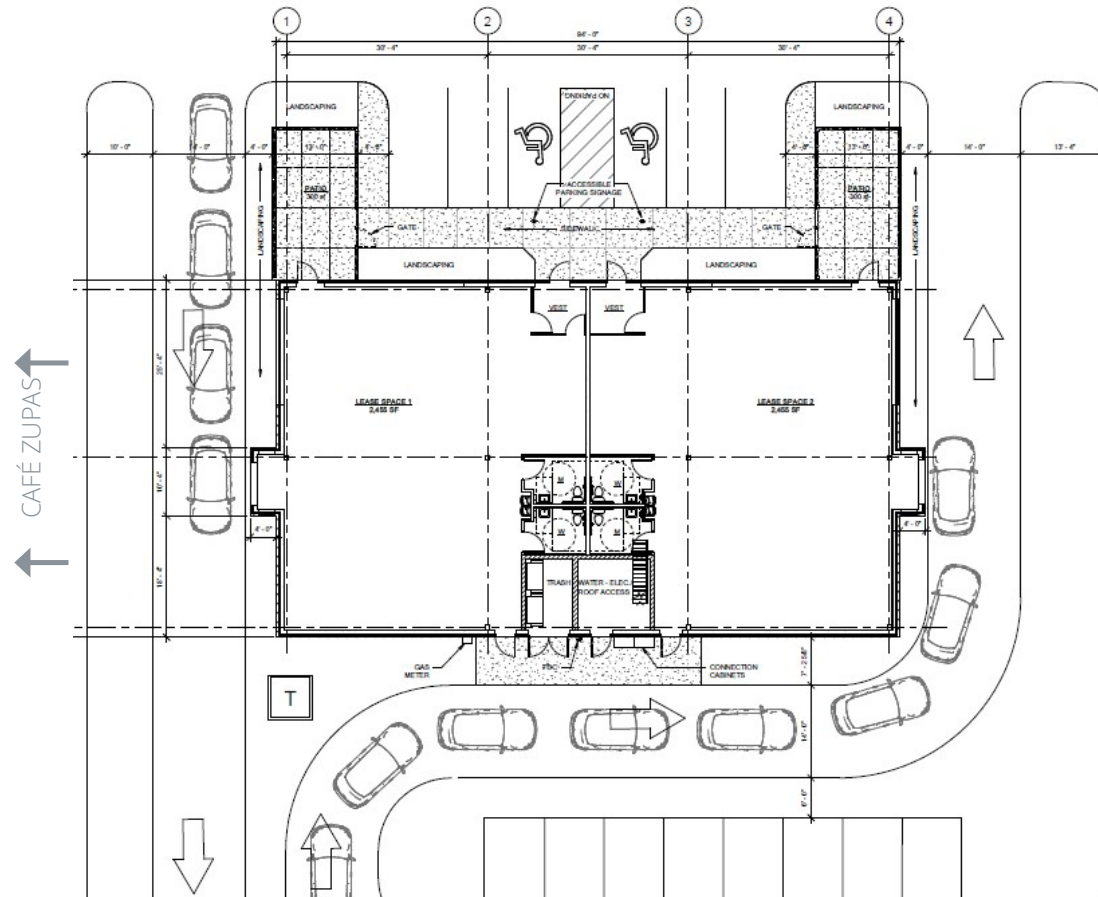
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# AURORA VILLAGE PAD SITE PLAN

COUNTY ROAD 42



AURORA VILLAGE PARKING LOT

## TRAFFIC COUNTS

- Proposed 5,200 sf building
- Divisible to 1,800 sf
- Drive-thru or pick-up windows available
- Inviting patio space at building entrance
- Located between Café Zupas and Raising Cane's
- Excellent visibility from County Rd 42



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# BURNSVILLE TRADE AREA AERIAL



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