

RETAIL FOR LEASE
CHASKA COMMONS

NEQ Hwy 41 & Pioneer Trail | Chaska, MN



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW



PROPERTY INFORMATION

- Location: 200 Pioneer Trail | Chaska, MN 55313
- Building GLA: 327,140 sf
- Parking: 95 spaces



AVAILABLE

- 100% Leased



LEASE RATES 2024 EST CAM/TAX

- \$18 - \$20 psf
- \$10.22 psf (\$5.76 psf CAM + \$4.46 psf Taxes)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	4,755	37,689	91,734
Daytime Population	6,749	37,747	87,251
Average HH Income	\$97,995	\$146,354	\$155,967

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



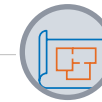
TRAFFIC COUNTS

- 18,200 vpd on Highway 41
- 12,300 vpd on Pioneer Trail



OVERALL SITE PLAN

Chaska Commons



AVAILABLE FOR LEASE

- 100% Leased



PHASE 1		
SUITE	TENANT	SQ. FT.
204	SALLY BEAUTY	1,400
206	GREAT CLIPS	1,347
210	MGM LIQUOR	6,280
214	PLAY IT AGAIN SPORTS	2,875
216	CHASKA TOBACCO	2,000
222	HEARTBREAKERS	4,444
224	PAPA JOHN'S	1,320
226	K TAILOR	1,320
228	GNC	1,200
230	THE FORGE	2,231
232	QUIZNO'S	1,828
234	THE FORGE	1,865

PHASE 2		
SUITE	TENANT	SQ. FT.
120	CENTER NAT'L BANK	3,456
122	LITTLE ROO'S	2,020
126	WEST LAKES DENTISTRY	1,000
128	WEST LAKES DENTISTRY	1,000
130	WEST LAKES DENTISTRY	1,180
132	WEST LAKES DENTISTRY	1,456

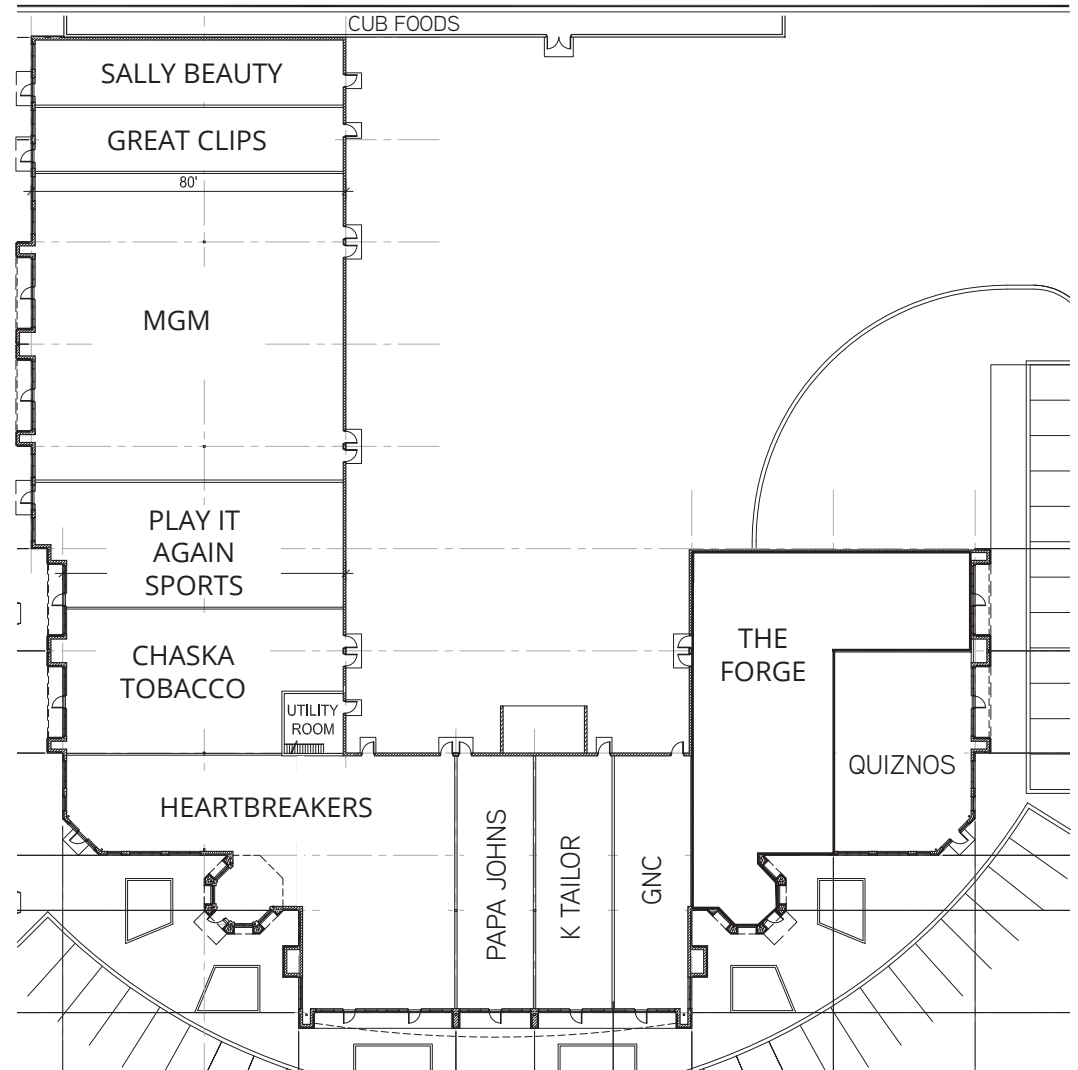
PHASE 3		
SUITE	TENANT	SQ. FT.
142	CARIBOU COFFEE	1,552
144	NAUTICAL BOWLS	1,200
146	H&R BLOCK	1,200
148	EDWARD JONES	1,200
150	ROYAL MASSAGE	1,200
152	CA NAILS	1,443
162	INDIAN BAR & GRILL	1,443
166	T-MOBILE	2,400
168	UPS	1,611
172	SYLVAN LEARNING	1,989

PHASE 4		
SUITE	TENANT	SQ. FT.
102	SAKE SUSHI	1,816
104	PEARL VISION	1,200
110	HERBALIFE	1,125
112	THE SMILING OLIVE	1,291
120	CHASKA DENTAL	4,900
202	QDOBA	3,016
206	VERIZON	1,500
210	JERSEY MIKE'S	2,116
220	PERKINS	4,900

SITE PLAN - PHASE 1

Chaska Commons

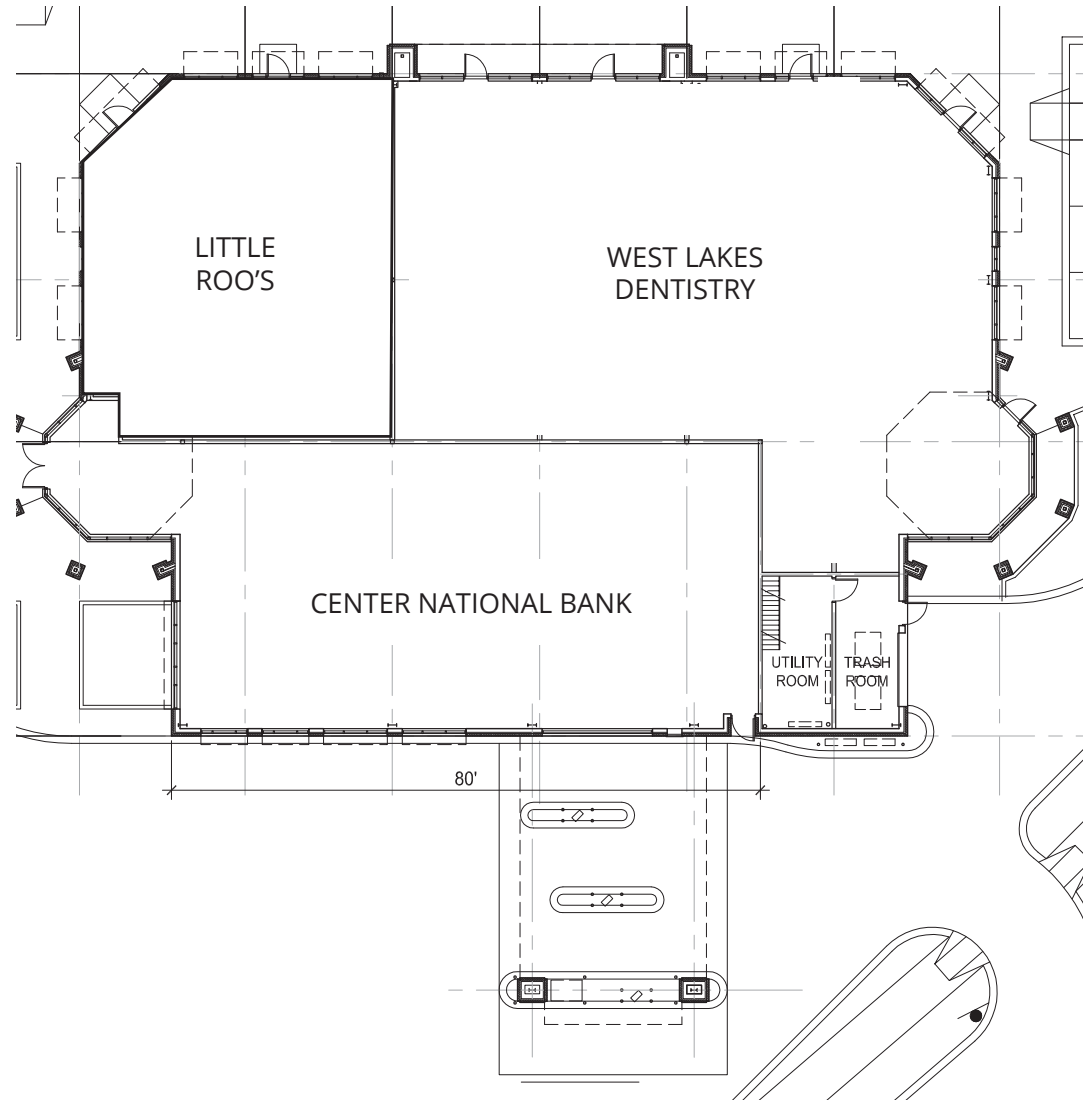
SUITE	TENANT	SF
PHASE 1		
204	SALLY BEAUTY	1,400
206	GREAT CLIPS	1,347
210	MGM LIQUOR	6,280
214	PLAY IT AGAIN SPORTS	2,875
216	CHASKA TOBACCO	2,000
222	HEARTBREAKERS	4,444
224	PAPA JOHN'S	1,320
226	K TAILOR	1,320
228	GNC	1,200
230/234	THE FORGE	4,096
232	QUIZNO'S	1,828



SITE PLAN - PHASE 2

Chaska Commons

SUITE	TENANT	SF
PHASE 2		
120	CENTER NATIONAL BANK	3,456
122	LITTLE ROO'S	2,020
126	WEST LAKES DENTISTRY	1,000
128	WEST LAKES DENTISTRY	1,000
130	WEST LAKES DENTISTRY	1,180
132	WEST LAKES DENTISTRY	1,456



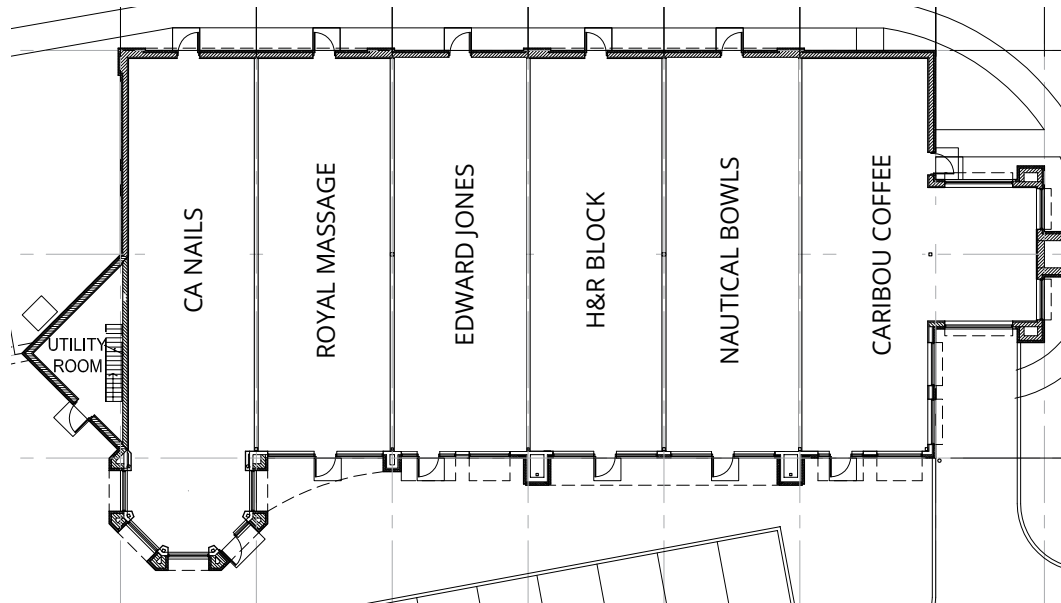
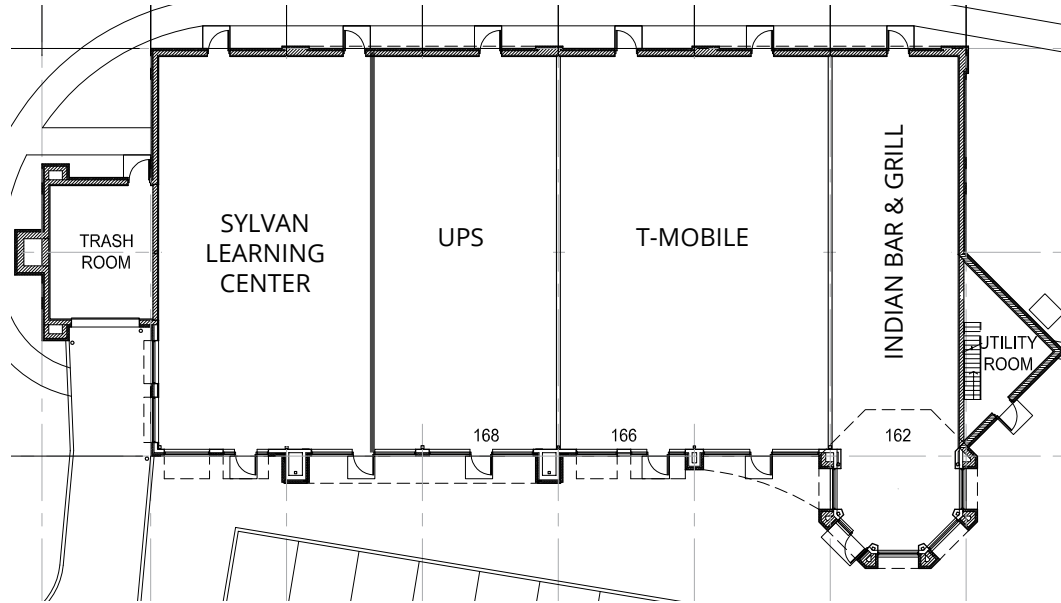
SITE PLAN - PHASE 3

Chaska Commons



REALTY
RESOURCES
MEMBER

SUITE	TENANT	SF
PHASE 3		
142	CARIBOU COFFEE	1,552
144	NAUTICAL BOWLS	1,200
146	H&R BLOCK	1,200
148	EDWARD JONES	1,200
150	ROYAL MASSAGE	1,200
152	CA NAILS	1,443
162	INDIAN BAR & GRILL	1,443
166	T-MOBILE	2,400
168	UPS	1,611
172	SYLVAN LEARNING CENTER	1,989



SITE PLAN - PHASE 4

Chaska Commons

SUITE	TENANT	SF
PHASE 4		
102	SAKE SUSHI	1,816
104	PEARLE VISION	1,200
110	HERBALIFE	1,125
112	THE SMILING OLIVE	1,291
120	CHASKA DENTAL	4,900
202	QDOBA	3,016
206	VERIZON	1,500
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