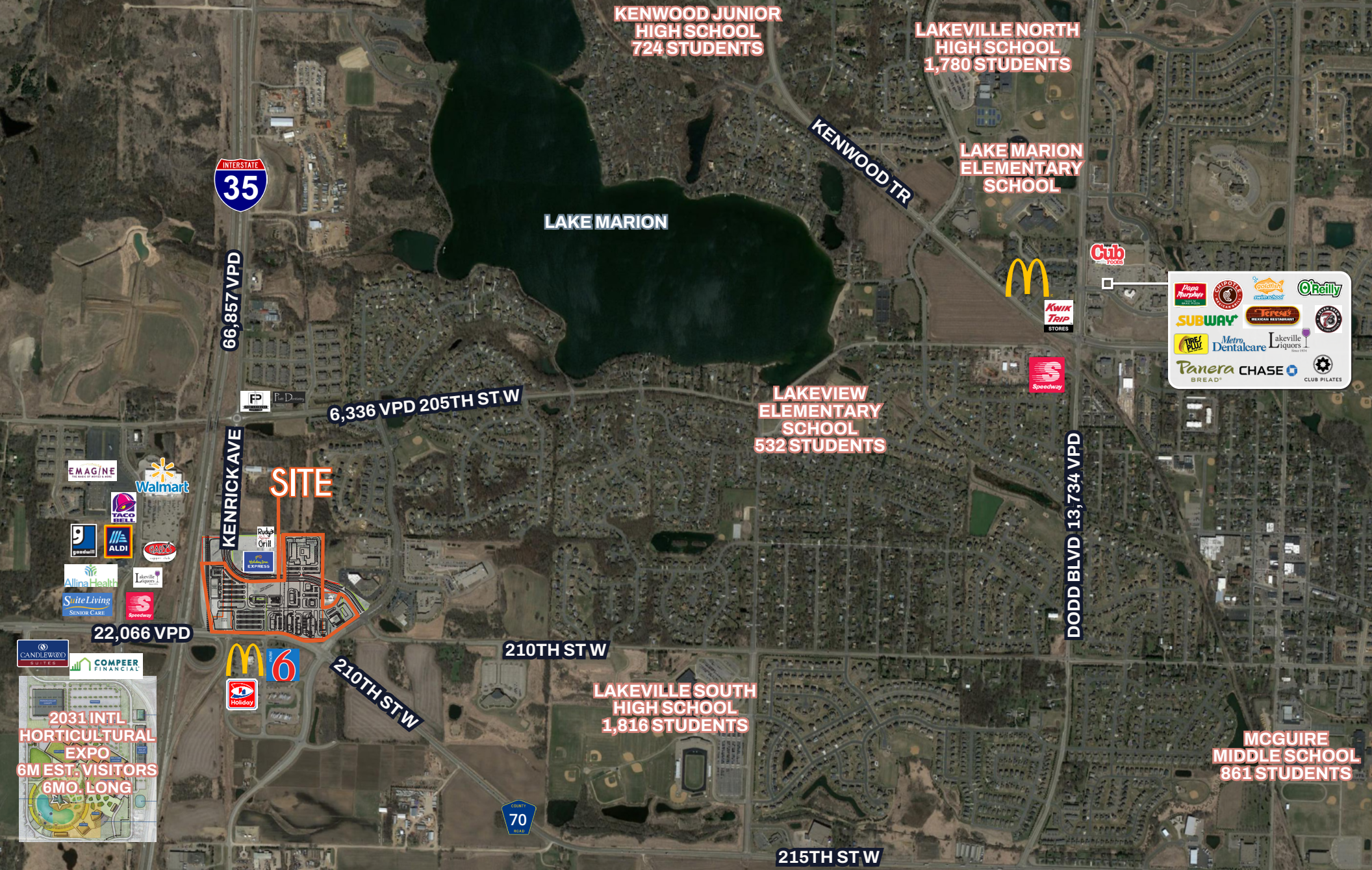




WATER TOWER CROSSING

Retail For Lease | NEQ of I-35 & CR 70 | Lakeville, MN

JOHN JOHANNSON | 612.359.1680
CHRIS SIMMONS | 612.359.1675

WATER TOWER CROSSING PROJECT DETAILS

SITE INFORMATION

Location: NEC Cty Rd 70 & I-35 | Lakeville, MN
Description: 30 Acre Mixed-use Development
Zoning: C-3: General Commercial District
Timing: Spring 2027 Start

AVAILABILITY

Grocery: 48,000 sq. ft.
Medical/Office: 60,000 sq. ft.
Multi-Family: 139,000 sq. ft.
Retail Pads: Various

TRAFFIC COUNTS

I-35: 66,857 vpd
210th St W: 22,066 vpd
Kenrick Ave: 4,539 vpd

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,944	27,256	58,844
Daytime Population	4,627	27,707	51,568
Median Age	37	38	40
Households	1,195	9,379	20,101
Median HH Income	\$165,966	\$141,660	\$148,229
Average HH Income	\$201,966	\$179,438	\$184,688



TRADE AREA TENANTS



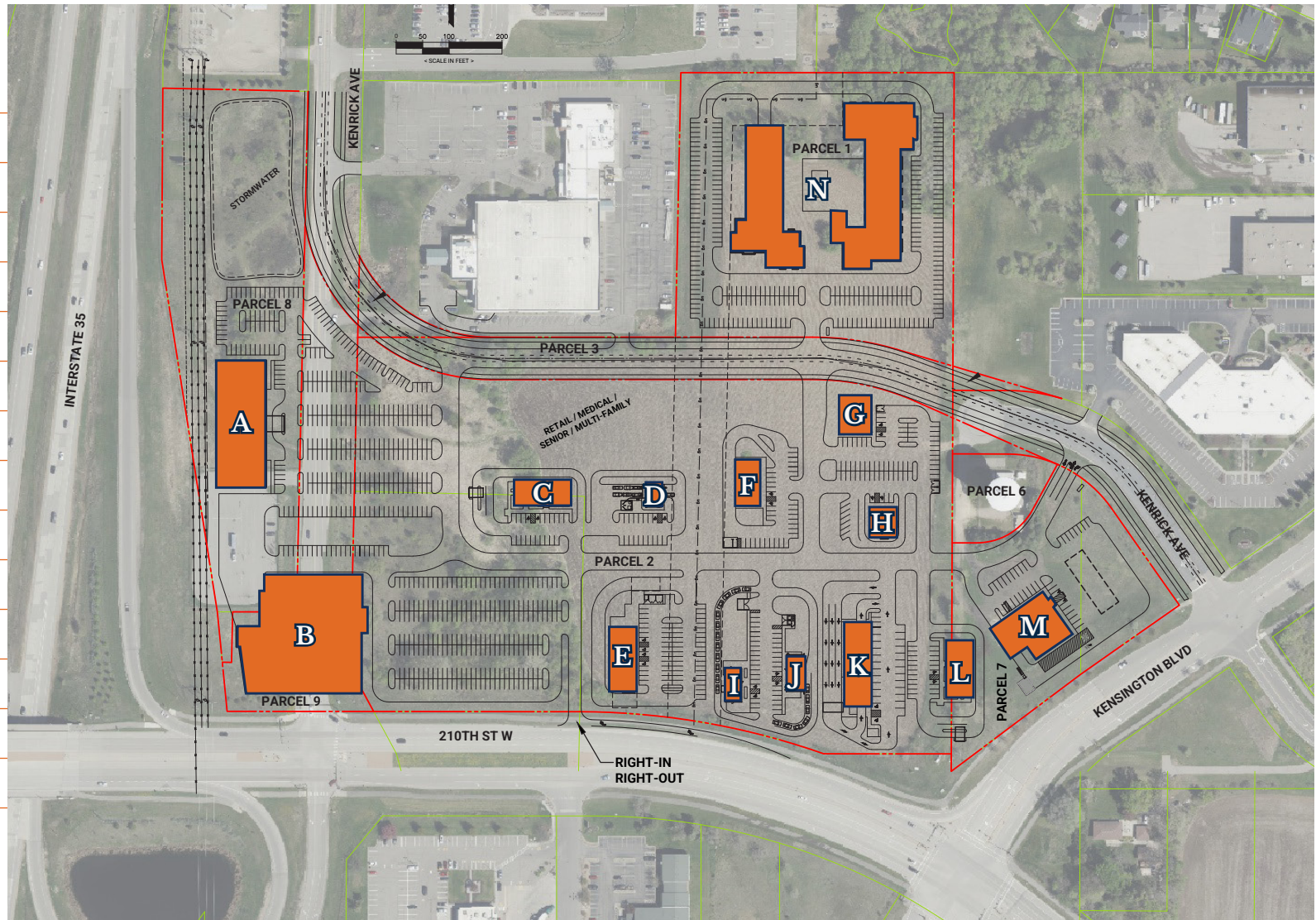
FOR MORE INFO CONTACT:

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john.johannson@transwestern.com

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chris.simmons@transwestern.com

WATER TOWER CROSSING PROPOSED SITE PLAN

A:	60,00 SF Medical/Office
B:	47,900 SF Grocery
C:	5,000 SF Bank
D:	1,450 SF Oil
E:	5,300 SF QSR
F:	3,900 SF QSR
G:	4,300 SF Dental
H:	2,900 SF QSR
I:	2,100 SF QSR
J:	2,380 SF QSR
K:	6,500 SF Car Wash
L:	5,000 SF Bank
M:	11,000 SF C-Store
N:	52,700 SF Multi-Family



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