



14401 Burnhaven Dr

Land or Building Development For Lease

**84,292 SF / 3.5 Acres
AVAILABLE**



Property Highlights



Iconic Entertainment Destination

Former 15-screen movie theater featuring an IMAX auditorium with approximately 84,292 SF of existing improvements, providing a rare opportunity to reposition a large-format entertainment venue.



Large Site with Ample Parking

Situated on approximately 3.5 acres with extensive surface parking and multiple points of ingress/egress, supporting a wide variety of commercial or experiential uses. Parking easement for an additional 750 stalls available



Premier Regional Location

Strategically located adjacent to Burnsville Center with immediate access to I-35W and County Road 42, serving a dense south metro trade area with excellent visibility and accessibility.



Value-Add Redevelopment Potential

Following the theater's closure in 2025, the property presents investors and owner-users with a unique opportunity to capitalize on changing consumer demand and the continued evolution of the Burnsville retail corridor.



Adaptive Reuse Opportunity

Existing infrastructure, high ceiling heights, expansive lobby, ample utilities, and abundant parking create an ideal canvas for entertainment, sports, fitness, education, worship, medical, self-storage, or mixed-use redevelopment. Ownership will consider lease of the existing facilities, land lease, and build to suit opportunities



Description

Movie Theatre

Year Built

2008

Building size

84,292 SF

Available

84,292 SF

3.5 Acres



Property Highlights

options Available

Ownership will consider lease of the existing facilities, land lease, and build to suit opportunities

Traffic count

Interstate 35: 102,762 vehicles per day
County Road 42: 42,608 vehicles per day
Burnhaven Dr: 5,691 vehicles per day

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Population	10,936	78,111	183,131
Median HH Income	\$85,767	\$101,447	\$106,666
Average HH Income	\$101,265	\$126,388	\$137,107
Daytime Population	9,813	35,839	81,790



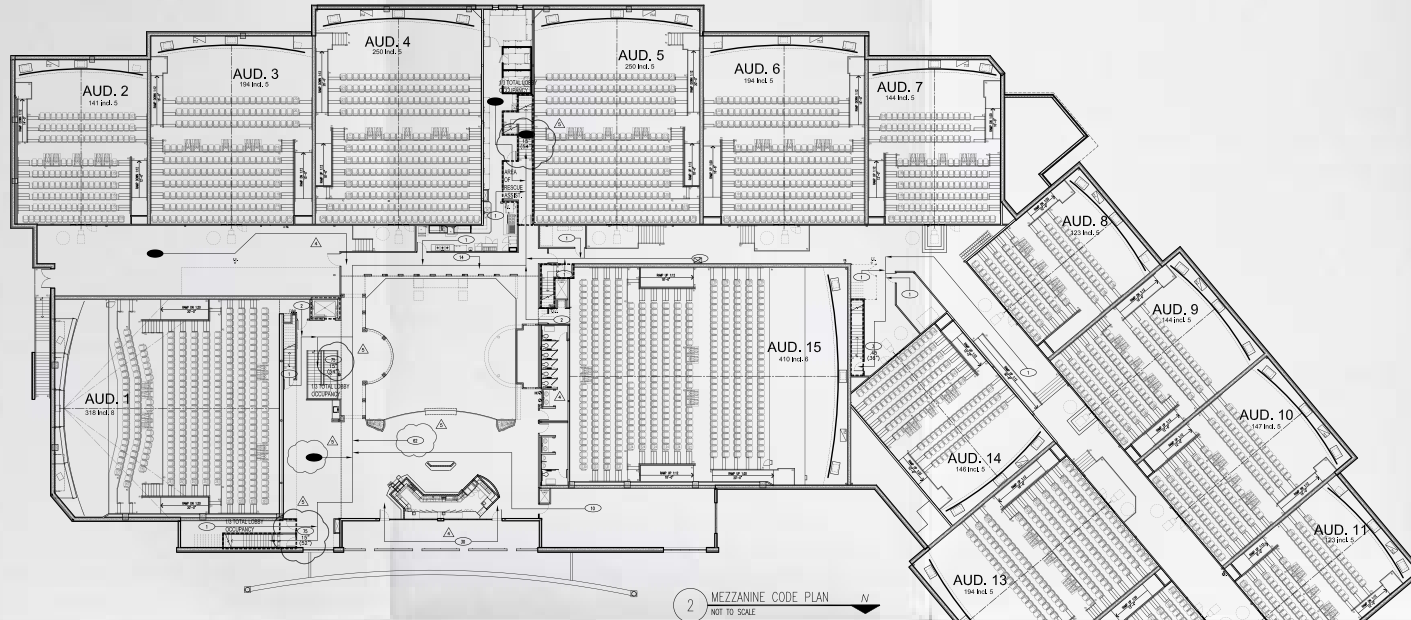
Why MIX District?

The purpose of the MIX mixed-use district is to promote unique planned developments within the district where residential land uses can be combined into neighborhoods with retail, office, entertainment, and recreational facilities in close proximity to transit. The intent of the MIX district is to promote integrated development patterns that accomplish the following objectives:

1. Establish a mixed use land use pattern and neighborhood design that is consistent with the vision, goals, and policies of the comprehensive Burnsville plan.
2. Accommodate a mixture of residential, retail, service, office, recreational, and entertainment land uses in an integrated neighborhood design.
3. Establish ground level, pedestrian friendly retail and service storefronts complemented by office and residential uses above the ground floor development.
4. Promote a development pattern that is a pedestrian friendly, rollable environment that encourages walking, biking and use of mass transit.
5. Create attractive neighborhoods that promote pedestrian activity, human interaction, safety, and livability.
6. Provide a range of housing options that respond to the needs of residents in each stage of their life.
7. Promote a creative and efficient use of land which at the same time protects and promotes health, safety, comfort, aesthetics, economic viability, and general welfare of the city. (Ord. 1247, 9-20-2011)

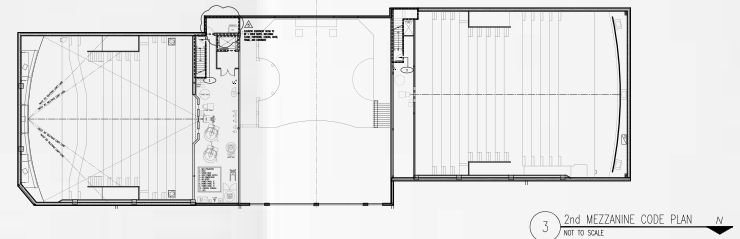
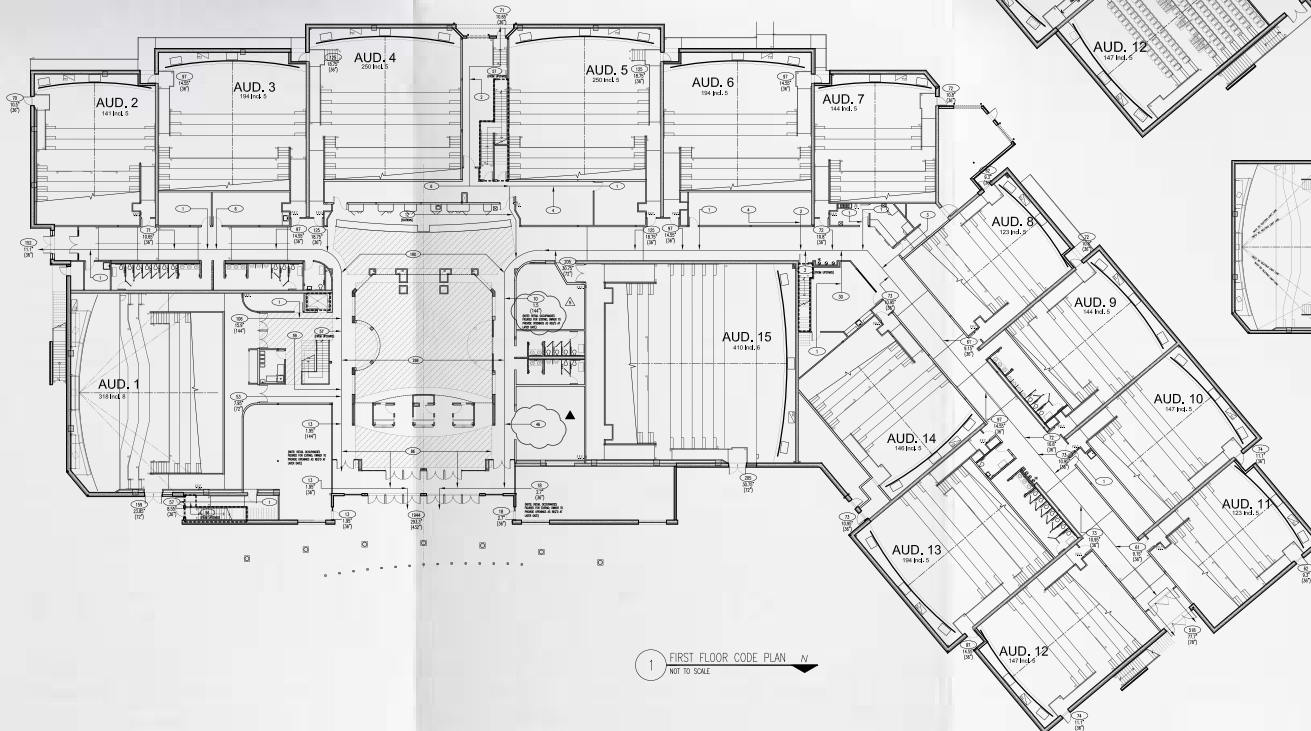


Building Plans



LEGEND

- 1 HOUR RATED WALL
- 1 HR. RATED CEILING
- (EP) POPULATION/ EXITING PATRONS
- 20.1" MIN. REQUIRED EXIT WIDTH
- (36") PROVIDED EXIT WIDTH
- FEC FIRE EXTINGUISHER IN A CABINET
RE: 5/A-1 SHEET
- FE FIRE EXTINGUISHER WALL MOUNTED



Property Photos

(exterior)



Property Photos

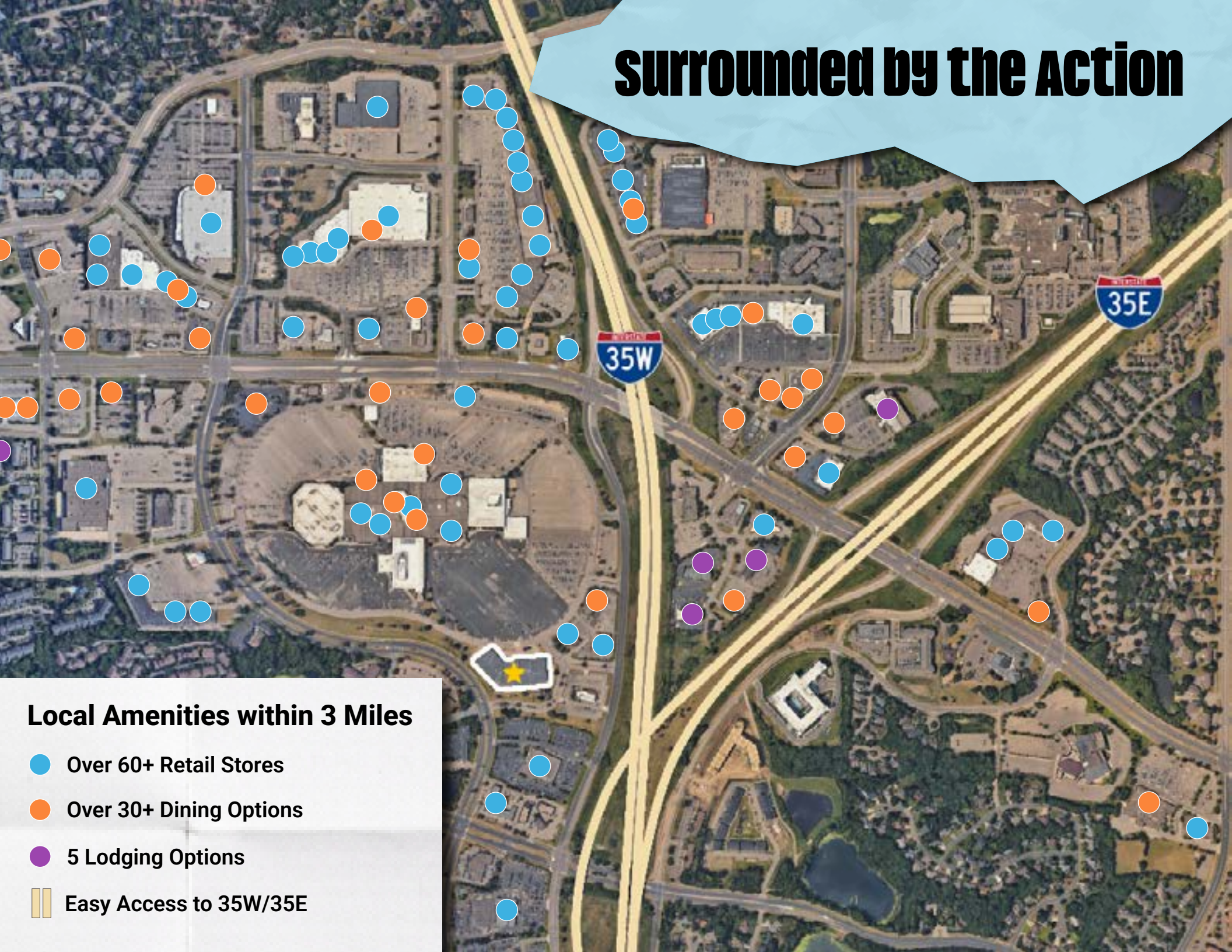
(Interior)



surrounded by the Action

Local Amenities within 3 Miles

- Over 60+ Retail Stores
- Over 30+ Dining Options
- 5 Lodging Options
- || Easy Access to 35W/35E



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