

Argonne Village

17650-17756 Kenwood Trail | Lakeville, Minnesota

Join SWIG at Argonne Village's New Outlot



Summary

Dominant grocery-anchored center in Lakeville with strong line-up of national, regional and local retailers including Cub Foods, Dollar Tree, Starbucks, Aveda Salon, Erbert & Gerberts & more.

Conveniently located just 20 miles south of Minneapolis, the center benefits from multiple access points and high visibility along Kenwood Trail with nearly 18,000 vehicles passing the center daily.

Serving an affluent population of 46,000 residents with an average household income of nearly \$134,000 within 3 miles.

At a Glance

Total Sq Ft
109,869

Available Sq Ft
≈ 4,959 SF

Population
46,245

Daytime Population
10,796

Median Income
\$127,752





Retail Space

Food and Grocery ●

Tenant	SF
Cub Foods	71,979
Dollar Tree	7,971
Eddie Cheng Chinese	1,200
Erbert & Gerbert's	1,441
Nautical Bowl	1,400
Papa Johns	1,574
Starbucks	1,788
Swig	1,400

Beauty ●

Tenant	SF
Aveda	2,319
Clean 'N Press	1,200
Great Clips	1,200
Scenthound	1,400
Tu Nails	1,400

Specialty ●

Tenant	SF
FedEx Office	1,715
Lakeville Tobacco	1,801
Sprint	1,272

Health & Wellness ●

Tenant	SF
Lakeville Eye Care	1,797
Miller Comfort Dental	3,235
Urgent Vet	2,800
Zika Chiropractor	1,200

Now Leasing ●

Space	SF
Suite #13	1,359
Outlot Development	≈ 3,600



Retail Space Available

2nd generation restaurant space

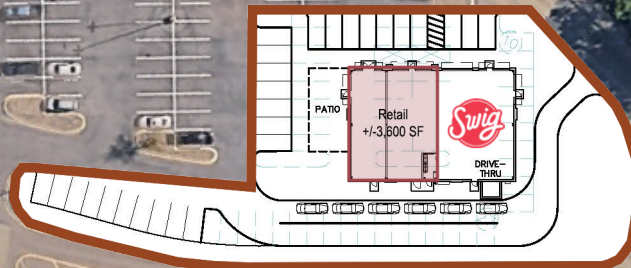
1,359 SF





COMING SOON! Outlot Plan

≈ 3,600 SF Available



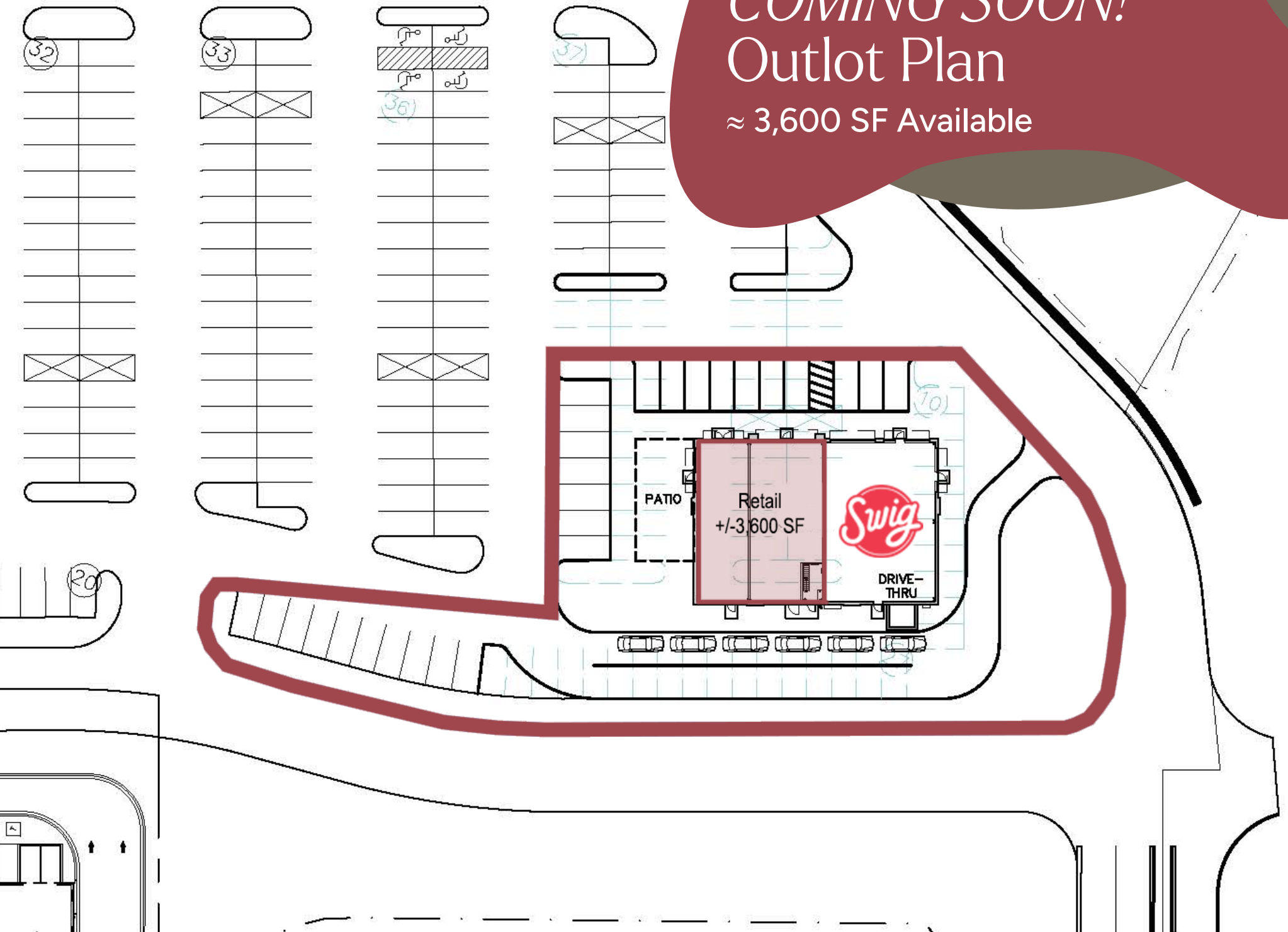
TENANT

TENANT

TENANT

COMING SOON! Outlot Plan

≈ 3,600 SF Available



Lakeville, Minnesota

- Cub Foods Anchored Neighborhood Center
- Dynamic Growing Trade Area
- Excellent Demographics
- Easy Access to I-35



Traffic Count

Interstate 35 (I-35):
80,022 vehicles per day

Kenwood Trail:
28,740 vehicles per day

Kenrick Avenue:
10,779 vehicles per day



Lakeville, Minnesota

Ideally positioned for easy access to the Twin Cities' numerous regional amenities and attractions. Just 21 miles south of MSP airport, Lakeville is easily accessible to both downtown Minneapolis and St. Paul along I-35. Lakeville has continued to be the fastest growing residential and multi-family market in the Twin Cities.

Why Choose Lakeville?

- 38 square miles of excellent Quality of Life, the Arts, Recreational Facilities and more
- Over 70 Parks with nearly 150 miles of Bike & Pedestrian Trails, and Vibrant Lakes
- Top 25th percentile of Safest Cities in the entire United States.





Contact Us

Lauren Kessler

Vice President

+1 952-897-7779

lauren.kessler@colliers.com

Hannah Rorvick

Associate

+1 952-897-7729

hannah.rorvick@colliers.com



1600 Utica Blvd S
Minneapolis, MN 55416
colliers.com/msp
P: +1 952 897 7700