

Colliers

Accelerating success.



Retail For Sublease

McAndrews Center II

13953 - 13959 Grand Avenue | Burnsville, Minnesota

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Property

Building Size

13,957 SF

Year Built

1989

Space Available

Suite 200 : 1,345 SF

Lease Term

3 - 5 years or longer

Parking

69 surface spaces

Lease Rate

\$14.50 PSF

Traffic Count

I-35W: 82,047 vehicles per day

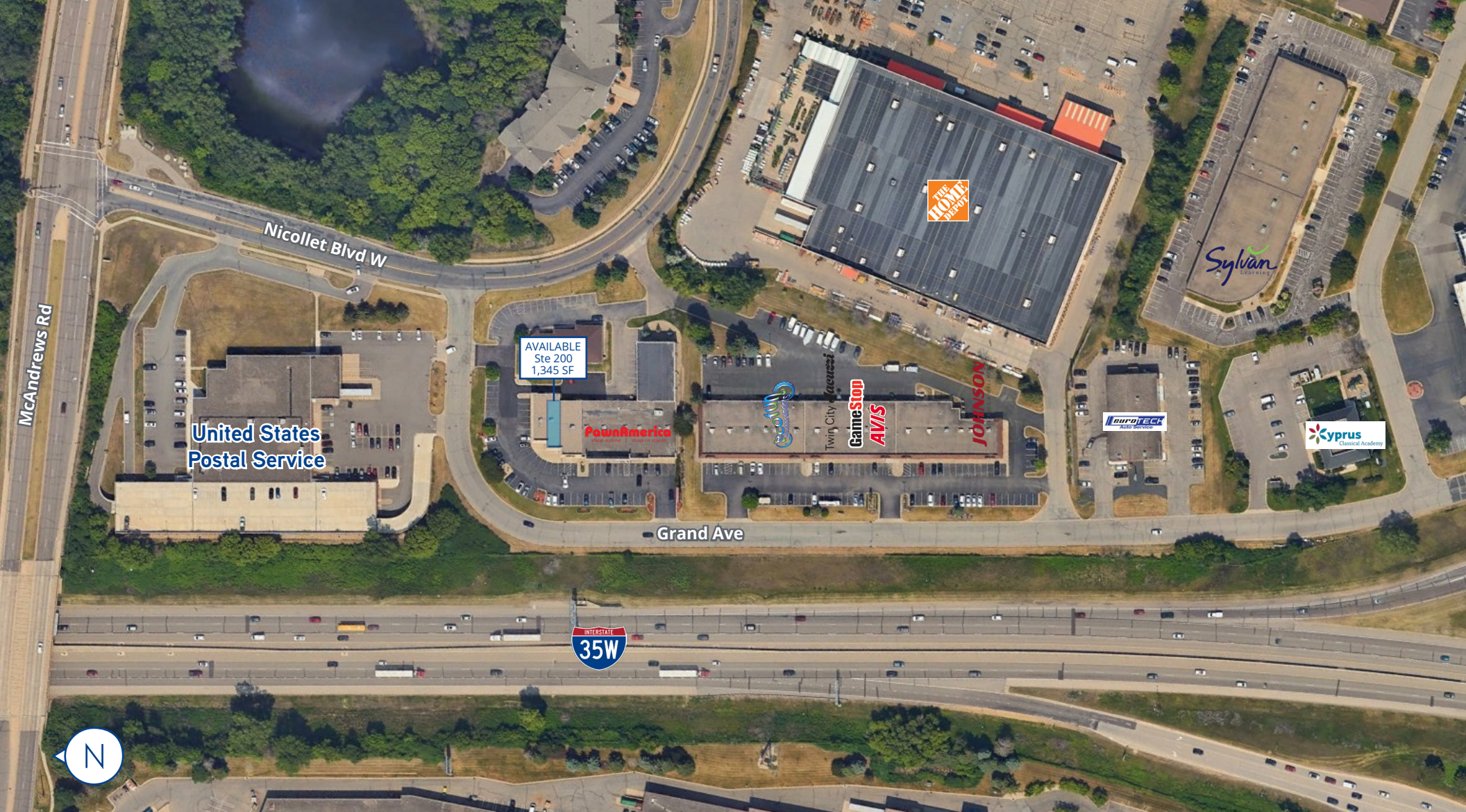
McAndrews Rd W: 16,053 vehicles per day

Nicollet Blvd: 3,946 vehicles per day



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	10,228	76,489	190,891
Median HH Income	\$84,772	\$91,685	\$101,262
Average HH Income	\$96,320	\$115,230	\$128,632
Daytime Population	9,496	37,453	80,218



Excellent Visibility
to I-35W



Great Burnsville
Retail Corridor



Pylon & Building
Signage Available



High Traffic Counts
of 82,047 VPD

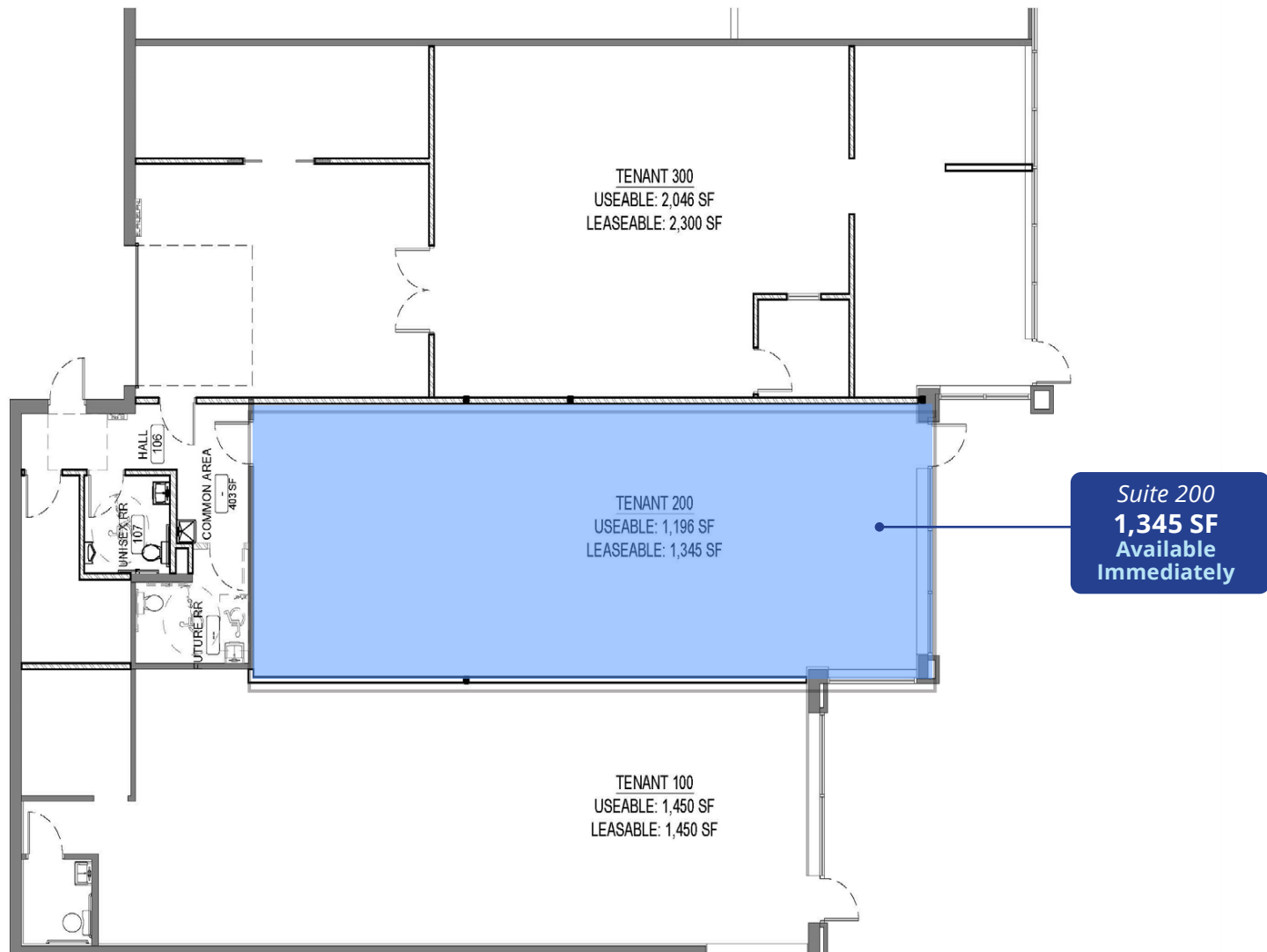


76,489 People in a
3-Mile Radius

Suite 200 Floor Plan

1,196 SF - Useable

1,345 SF - Rentable





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