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Colliers



FOR LEASE

CMX Odyssey

14401 Burnhaven Dr | Burnsville, MN

84,292 SF Available

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Property Information



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

Description

Movie Theater

Year Built

2008

Available

84,292 SF

Ownership Will Consider

Lease of the existing facilities, land lease, and build to suit opportunities

Zoning

MIX - Mixed Use (PUD)

Parking

Parking easement for an additional 750 stalls available

Traffic Count

Interstate 35: 102,762 vehicles per day

County Road 42: 42,608 vehicles per day

Burnhaven Dr: 5,691 vehicles per day

Area Tenants



KOHL'S

HOBBY LOBBY



Michael's

FIVE BELOW

HomeGoods

JCPenney



TJ-maxx

Cub FOODS

BEST BUY

BOB'S DISCOUNT FURNITURE

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.



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.



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.



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.



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.



Plans | Photos





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