

Colliers



1,890 SF Retail Space For Lease

Shakopee Commons

1329 Heather Street
Shakopee, MN

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1600 Utica Avenue South
Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

Property Overview

Building Size

12,749 SF

Year Built

2000

Space Available

Suite 1353: 1,890 SF - Available 5/1/2026

Parking

69 surface spaces

2026 Tax & CAM

\$ 5.42 PSF Operating Expenses

\$ 7.84 PSF Taxes

\$13.26 PSF Total

Lease Rate

Negotiable

Traffic Count

Marschall Rd: 23,961 vehicles per day

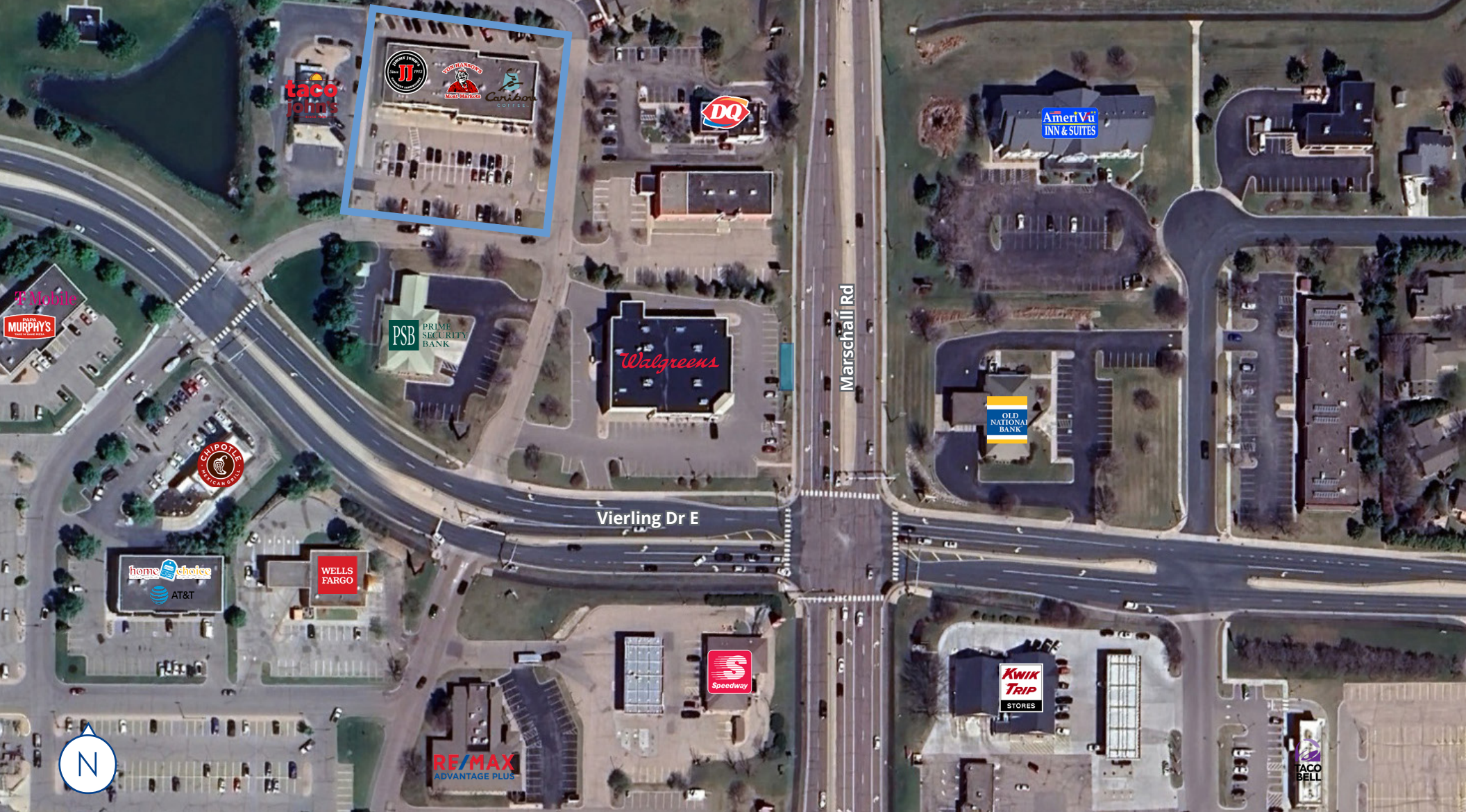
Vierling Dr E: 12,131 vehicles per day

Highway 169: 50,115 vehicles per day



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	14,717	42,293	91,754
Median HH Income	\$83,317	\$94,461	\$116,147
Average HH Income	\$98,710	\$118,971	\$157,136
Daytime Population	4,359	21,339	45,287



Visibility to
Marshall Road



Building Signage
Available



Traffic Counts of
23,961 VPD



91,754 People in a
5-Mile Radius

City of Shakopee Overview

Shakopee, Minnesota is a growing and diverse community offering a perfect blend of urban convenience and small-town charm. The area boasts excellent schools, a top-tier regional medical facility, and abundant recreational opportunities for all ages. Residents enjoy a strong sense of community, with a variety of cultural, business, and recreational options in a safe and welcoming environment.

As the county seat of Scott County, the community is strategically located southwest of Minneapolis, along the scenic Minnesota River. Here, you'll find a mix of locally-owned businesses, innovative start-ups, and established companies, creating a thriving local economy. Whether you're looking for a place to work, play, or raise a family, this community has something for everyone.

Major Employers

Amazon

Valleyfair

Emerson

Canterbury Park

St. Francis RMC Healthcare

Entrust Datacard

ConAgra Foods

Scott County

Imagine Print Solutions

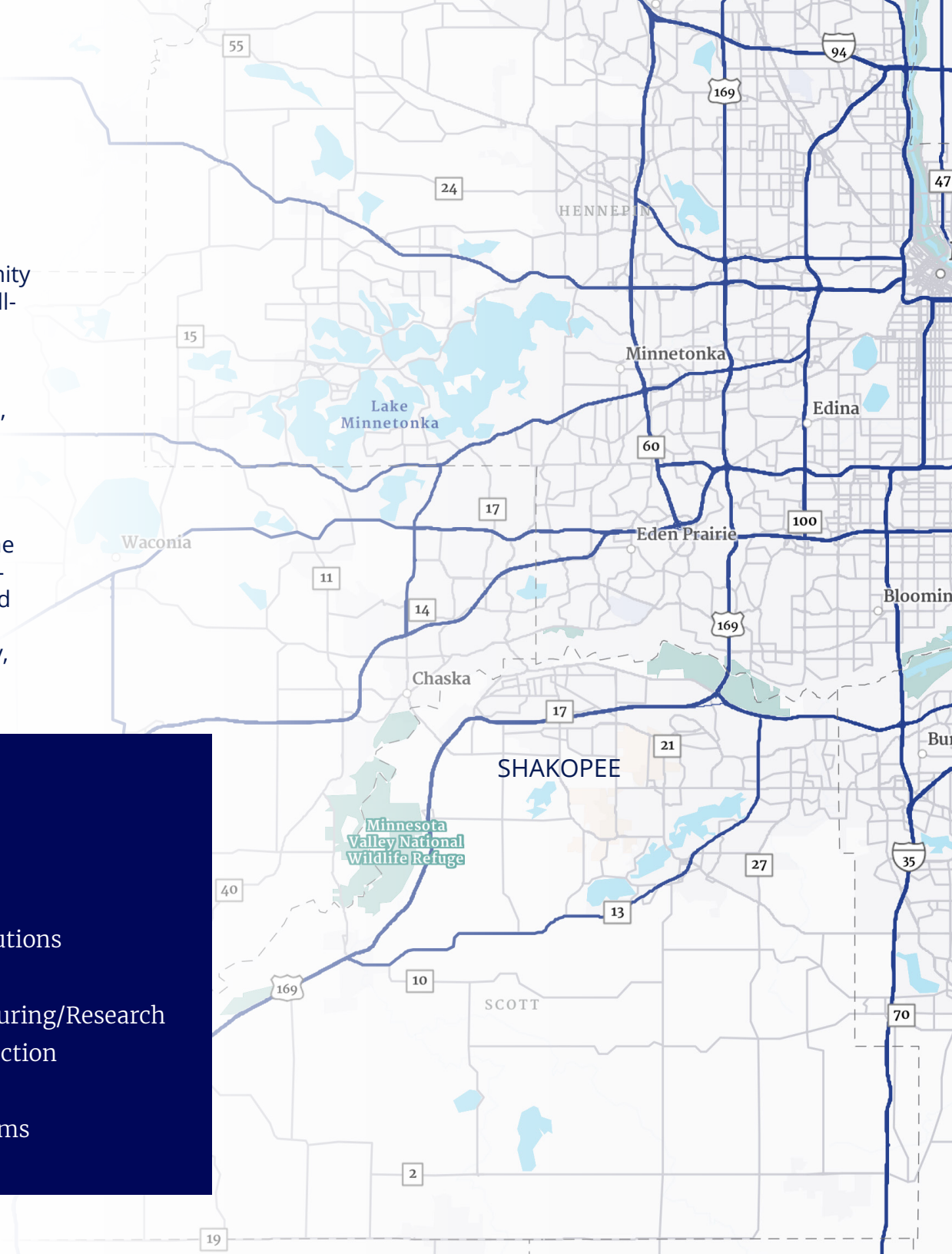
City of Shakopee

Seagate Manufacturing/Research

Northstar Auto Auction

Rahr Malting Co.

CyberPower Systems





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