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Accelerating success.



Retail For Lease &
Outlot For BTS or Ground Lease

Argonne Village

17650-17756 Kenwood Trail | Lakeville, Minnesota

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Property Highlights

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



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	7,735	46,357	139,783
Median HH Income	\$116,016	\$131,500	\$110,611
Average HH Income	\$154,189	\$162,386	\$140,594
Daytime Population	2,747	10,832	54,185

Building Size

109,869 SF

Available

Suite 1: 2,319 SF - Available 4/16/2026

Outlot: Up to 5,000 SF - BTS or Ground Lease

Expenses

\$ 7.13 PSF - CAM

\$ 5.00 PSF - Taxes

\$12.13 PSF - Total

Traffic Count

I-35: 78,876 vehicles per day

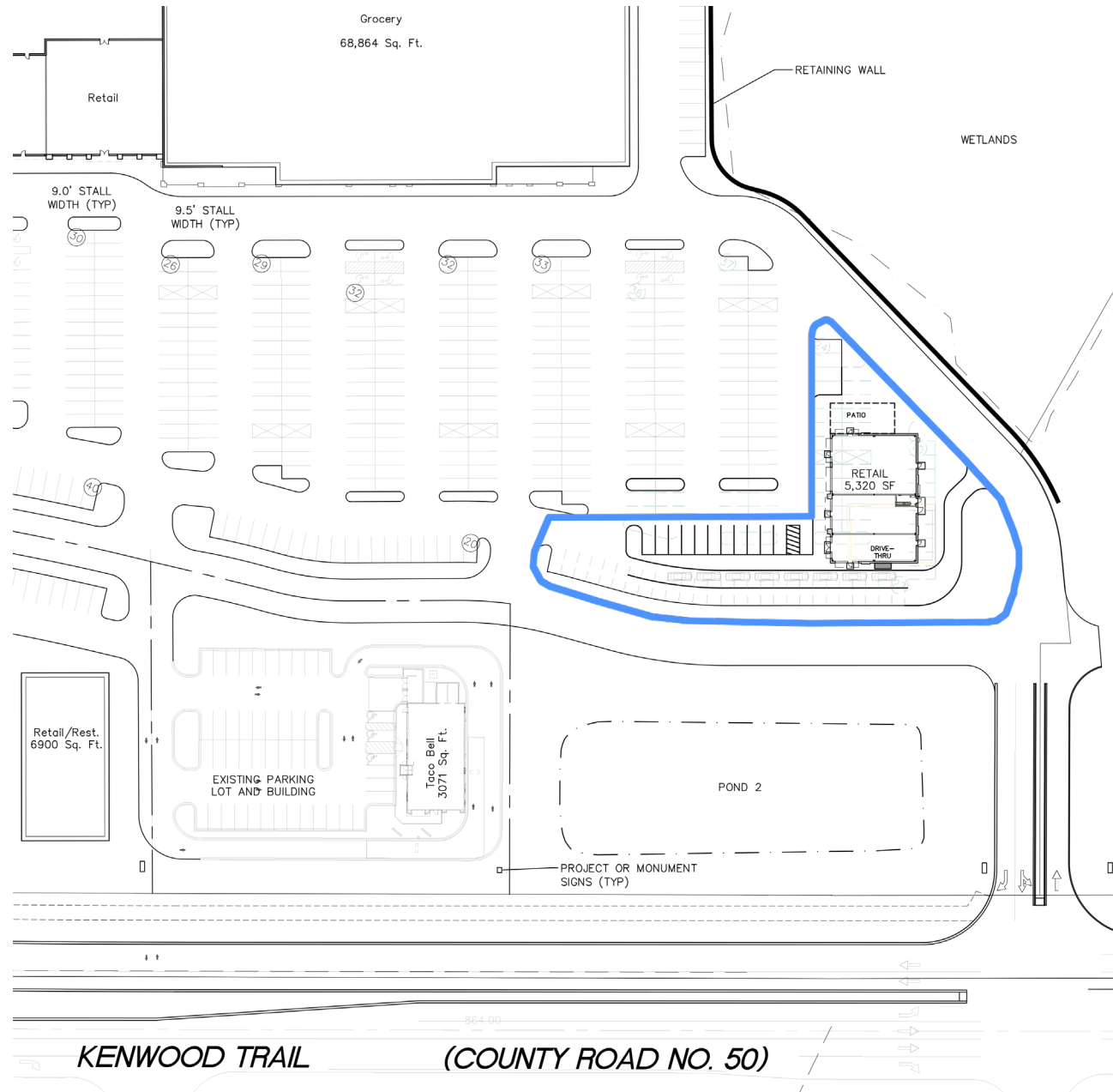
Kenwood Trail: 29,230 vehicles per day

Kenrick Avenue: 10,841 vehicles per day

Current Tenants



Outlot Plan



Elevations



CLASS A MATERIALS (65% MIN.)
(CONCRETE BRICK & STONE, GLASS)
- 1,009 SF 53%

CLASS B/C
(EIFS, METAL) - 890 SF 47%
TOTAL WALL AREA - 1,899 SF 100%



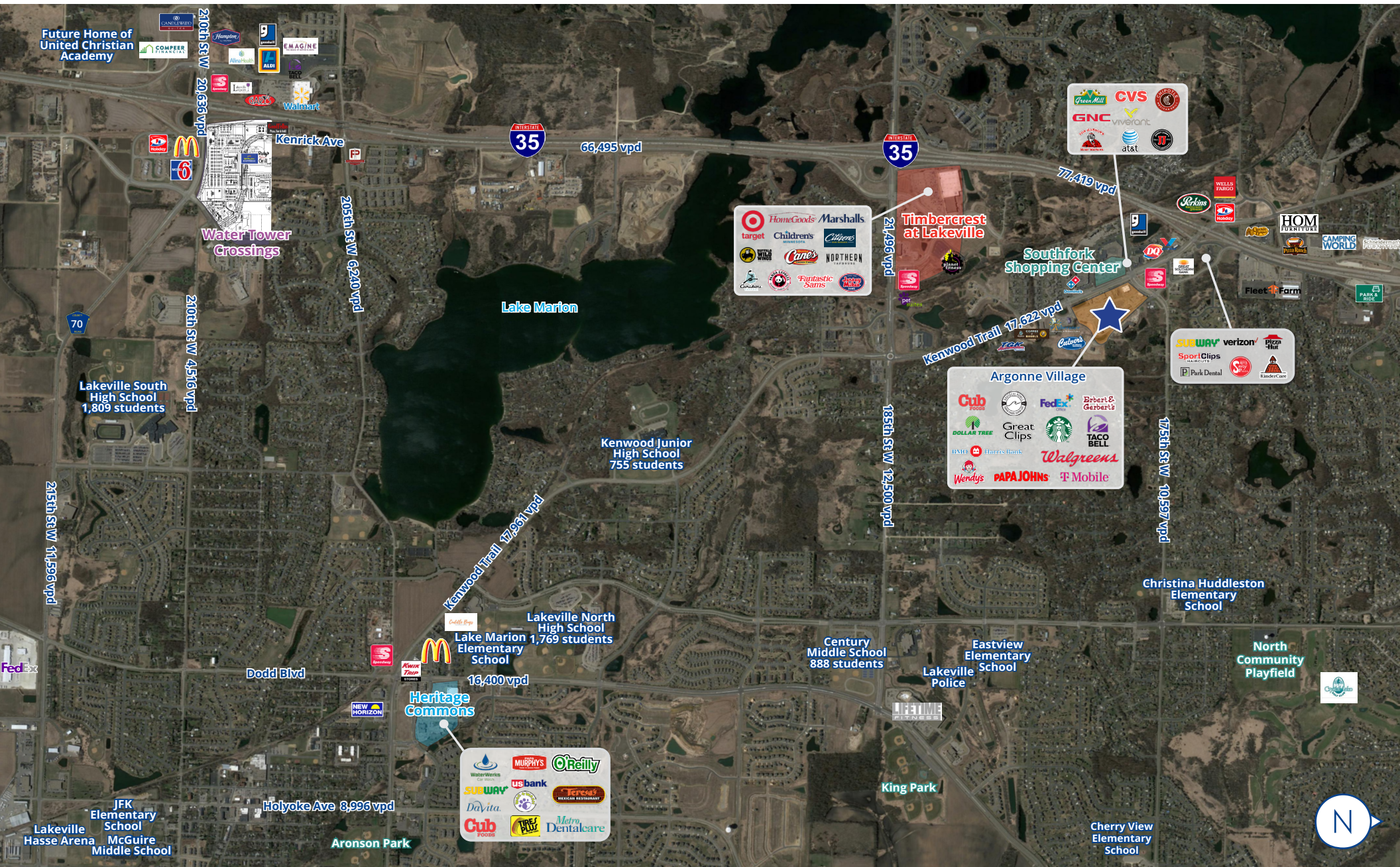
Site Plan



Unit	Tenant	SF
1	Aveda - Available 4/16/2026	2,319
2	Lakeville Tobacco	1,801
3	Zika Chiropractor	1,200
4	Eddie Cheng Chinese Restaurant	1,200
5	Great Clips	1,200
6	Clean 'N Press	1,200
7	Papa Johns Pizza	1,574
9	Lakeville Family Eye Care	1,797
10	Urgent Vet	2,800
11	Scenthound	1,400
12	Nautical Bowls	1,400
13	Fuchi Poke Sushi	1,359
14	Erbert & Gerbert's	1,441
15	Tu Nails	1,400
16	Dollar Tree	7,971
17	Cub Foods	71,979
18	Starbucks	1,788
20	T-Mobile	1,272
21	FedEx Office	1,715
22	Miller Comfort Dental	3,235
Unit	Outlot	SF
	Available	5,000
Unit	Surrounding Tenants	SF
24	Wendy's	NAP
25	Walgreens	NAP

Lakeville, Minnesota

Lakeville is approximately 21 miles south of MSP airport, Lakeville is positioned for easy access 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.



Argonne Village



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