

Colliers



1,890 SF Retail Space For Lease

Shakopee Commons

1329 Heather Street
Shakopee, MN

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 Avenue South
Suite 300
Minneapolis, 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 Immediately

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: 23,154 vehicles per day

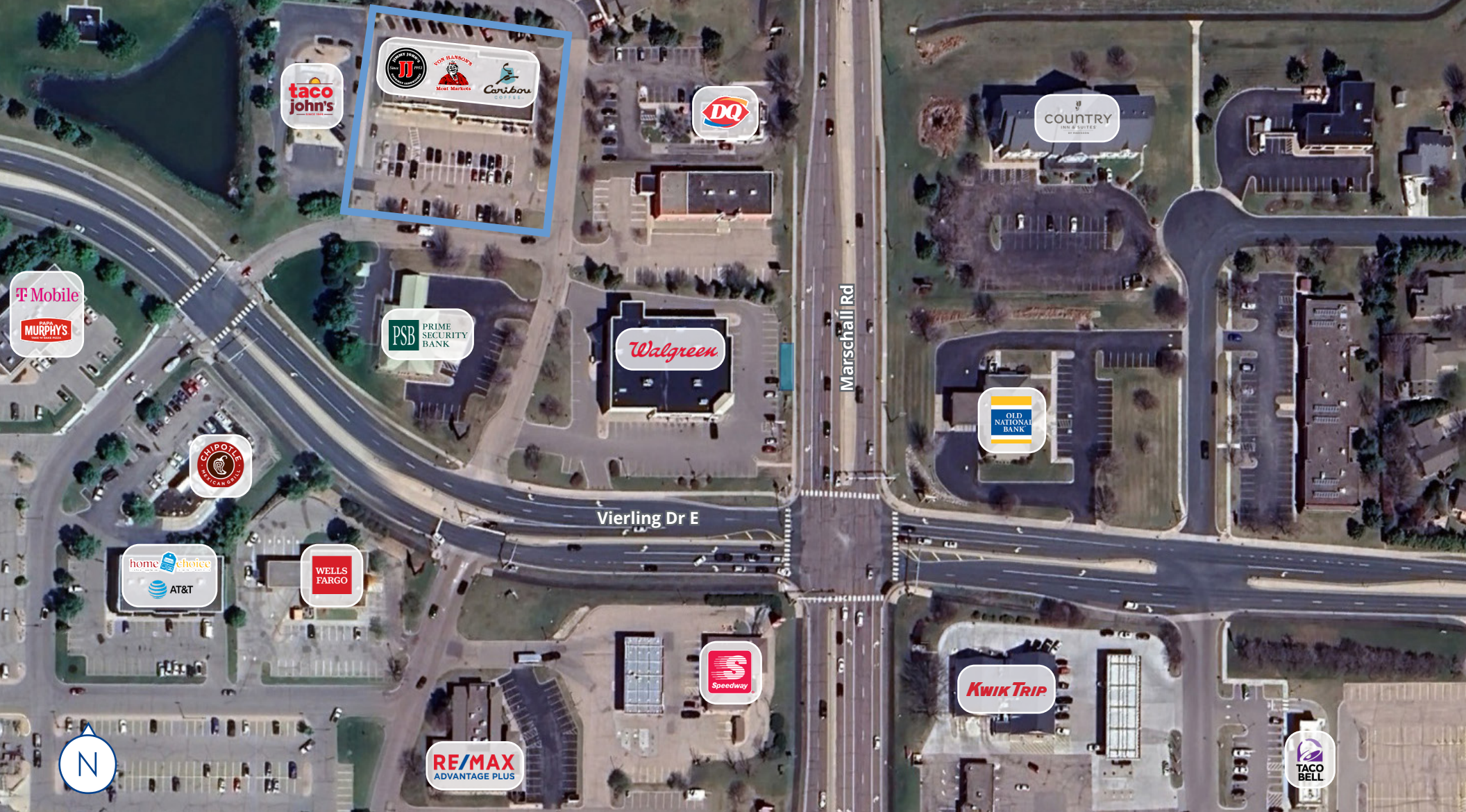
Vierling Dr E: 15,279 vehicles per day

Highway 169: 42,761 vehicles per day



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	14,507	43,135	92,553
Median HH Income	\$85,336	\$101,905	\$128,268
Average HH Income	\$105,150	\$130,772	\$167,288
Daytime Population	5,569	20,694	40,696



Visibility to
Marshall Road



Building Signage
Available



Traffic Counts of
23,961 VPD



92,553 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

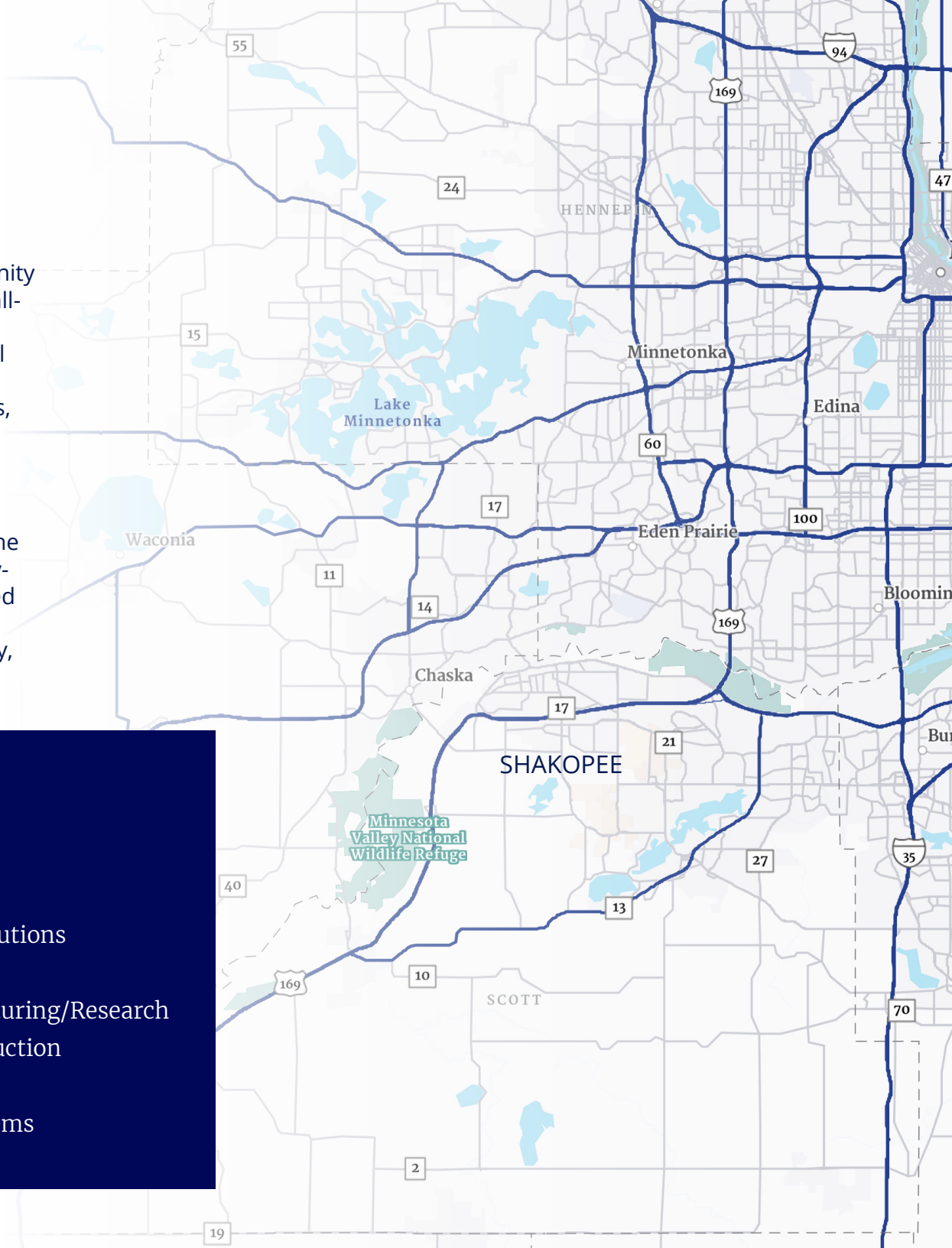
City of Shakopee

Seagate Manufacturing/Research

Northstar Auto Auction

Rahr Malting Co.

CyberPower Systems





1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.