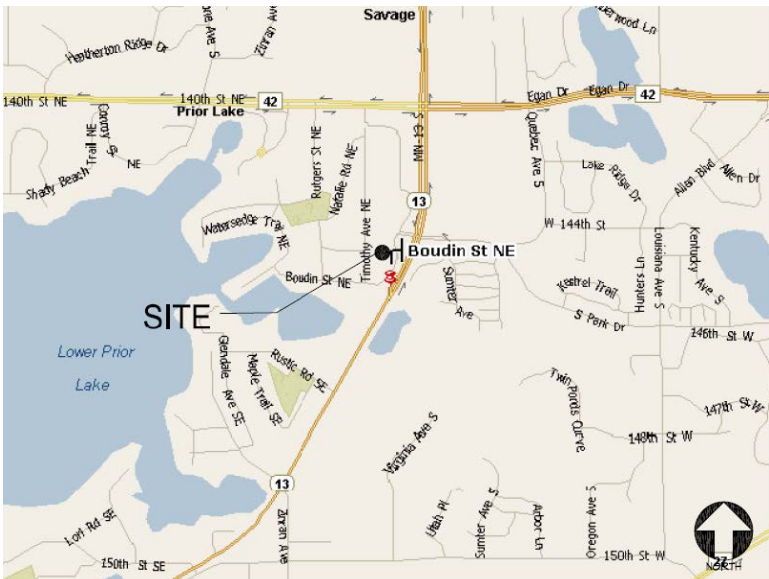




## THE SHOPPES OF BOUDIN CROSSINGS

6880 Boudin Street N.E.  
Prior Lake, MN 55372



- Great space for retail or medical
- Fully sprinklered
- Convenient access to County Road 13 and County Road 42
- Nearby retail includes Target, Cub Foods, and Office Max

For more information, contact:

Mike Whalen  
952-890-6450  
mwhalen@efhco.com

Gene Happe  
952-890-6450  
ghappe@efhco.com

# FOR LEASE



## The Shoppes at Boudin Crossings Prior Lake, MN

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### SITE INFORMATION:

Location: 6880 Boudin Street N.E.  
Prior Lake, MN

Building Size (G.L.A.): 30,000 square feet

Spaces Available From: 1,200 to 3,960 square feet

### TERMS:

Lease Rate: Varies depending upon size and location

Term of Lease: Five (5) - Ten (10) years

### MISCELLANEOUS:

- Population: 30,002 within a 3 mile radius  
73,542 within a 5 mile radius
- Median Household Income: \$80,314 within a 3 mile radius  
\$69,350 within a 5 mile radius
- 2008 Traffic Volumes (2007 Estimates):  
Highway 13: 17,800 Vehicles per day  
County Road 42: over 25,000 Vehicles per day
- A great residential neighborhood retail location with over 35,000 housing units within a 5 mile radius
- Current tenants include Napa Auto Parts, Buffet Palace, LVY Nails, Pizza Hut, Verizon Wireless, HealthSource Chiropractic, and Kids Count Learning Center & Daycare
- National retail neighbors including Caribou Coffee, Perkins, Blockbuster, Wendy's

### FOR LEASING INFORMATION:

Mike Whalen  
952-890-6450  
mwhalen@efhco.com

EFH Realty Advisors, Inc.  
2999 West County Road 42, #206  
Burnsville, MN 55306

Gene Happe  
952-890-6450  
ghappe@efhco.com

Phone: 952-890-6450  
Fax: 952-890-5476



**EFH Realty Advisors, Inc.**  
Commercial Real Estate Services  
[www.efhrealtyadvisors.com](http://www.efhrealtyadvisors.com)