

# BURNSVILLE SHOWCASE



LOCATION:  
Burnsville, MN

SITE SIZE:  
6.39 acres

BUILDING USE:  
Office / Retail

YEAR BUILT:  
1998

TENANTS INCLUDE:  
Southern Lights and  
Builders Carpet

GREAT VISIBILITY

Burnsville Showcase is conveniently located at the intersection of County Road 13 and Interstate 35 West. It has a great view of downtown Minneapolis.

This location has office, showroom and warehouse space available up to 2,500 s.f.

Loading docks and drive in doors available.

Easy access to North and South I-35W and Highway 13.

For more information, contact:



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

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



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

*All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

# FOR LEASE

## BURNSVILLE SHOWCASE Burnsville, MN

---

<b>SITE INFORMATION:</b>	Location:	12550 West Frontage Road Burnsville, MN 55337
	Building Size (G.L.A.):	105,262 s.f.
	Spaces Available From:	1,000 to 2,400 s.f.
<b>TERMS:</b>	Lease Rate:	Varies depending upon size and location
	Term of Lease:	Five (5) - Ten (10) years
<b>MISCELLANEOUS:</b>	Population:	3,843 within a 1 mile radius 60,870 within a 3 mile radius 167,937 within a 5 mile radius
	Average Household Income:	\$55,679 within a 1 mile radius \$57,130 within a 3 mile radius \$60,614 within a 5 mile radius

**TRAFFIC VOLUMES:** 2008 Traffic Volumes (2007 Estimates):  
Highway 13: 61,000 Vehicles per day  
Interstate 35W: over 86,000 Vehicles per day

A great residential neighborhood retail location with over  
35,000 housing units within a 5 mile radius

<b>FOR LEASING INFORMATION:</b>	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

[www.efhrealtyadvisors.com](http://www.efhrealtyadvisors.com)



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