

# SOUTHBRIDGE CROSSING

Highway 169 & County Road 21 | Shakopee, MN 55379

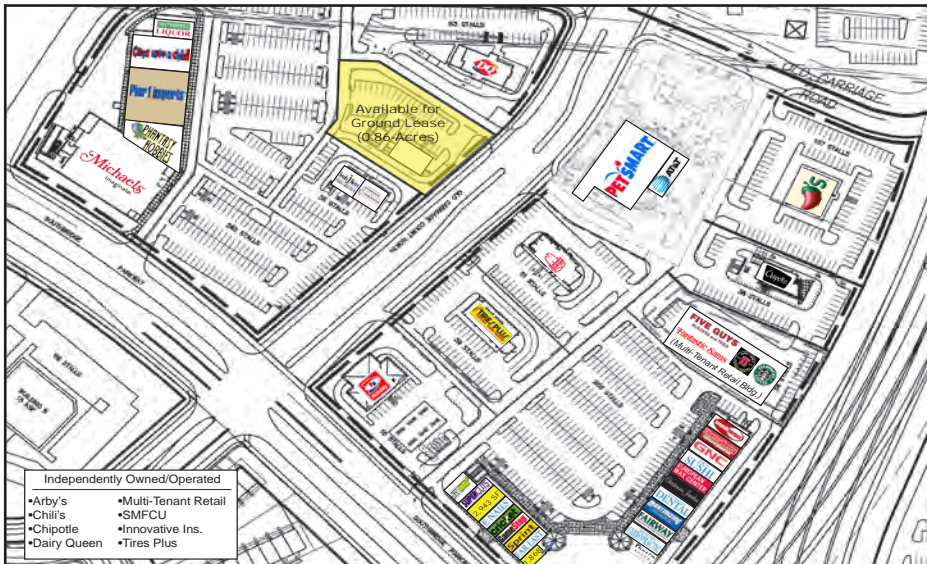


## SOUTHBRIDGE CROSSING

Southbridge Crossing is an active retail development with excellent Highway 169 visibility. Three multi-tenant buildings were constructed in 2003 and the fourth, occupied by PetSmart and AT&T, was completed in 2013. Southbridge Crossing is a well maintained shopping center with excellent tenant mix. For more information or to schedule a property tour please contact us directly.

### DEMOGRAPHICS (Data Source - ESRI)

	1-Mile	3-Miles	5-Miles
Population:	3,886	28,899	123,322
Daytime Population:	3,130	18,348	60,400
Households:	1,221	10,143	46,032
Average HH Income:	\$132,217	\$134,195	\$116,851



- Independently Owned/Operated
- Arby's
  - Chili's
  - Chipotle
  - Dairy Queen
  - Multi-Tenant Retail
  - SMFCU
  - Innovative Ins.
  - Tires Plus

### AVAILABLE FOR LEASE

- 1,868 sf End-Cap with Patio Seating
- Up to 3,006 SF of Contiguous Space Available ~ Call for Details
- Negotiable Rates & TI's
- 0.86-Acres Available for Ground Lease
- 2,001 SF Restaurant Building with Drive-Thru Exists on Site - Can be Removed
- Former White Castle Returning to Gray-Box Condition
- Negotiable Rates & TI's
- 2,943 sf Tanning Studio Available; Tour Today ~ Negotiable Occupancy
- In-Line Location
- Negotiable Rates & TI's

### CONTACT INFORMATION

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