

# SOUTHBRIDGE CROSSING

Highway 169 & County Road 21 | Shakopee, MN 55379

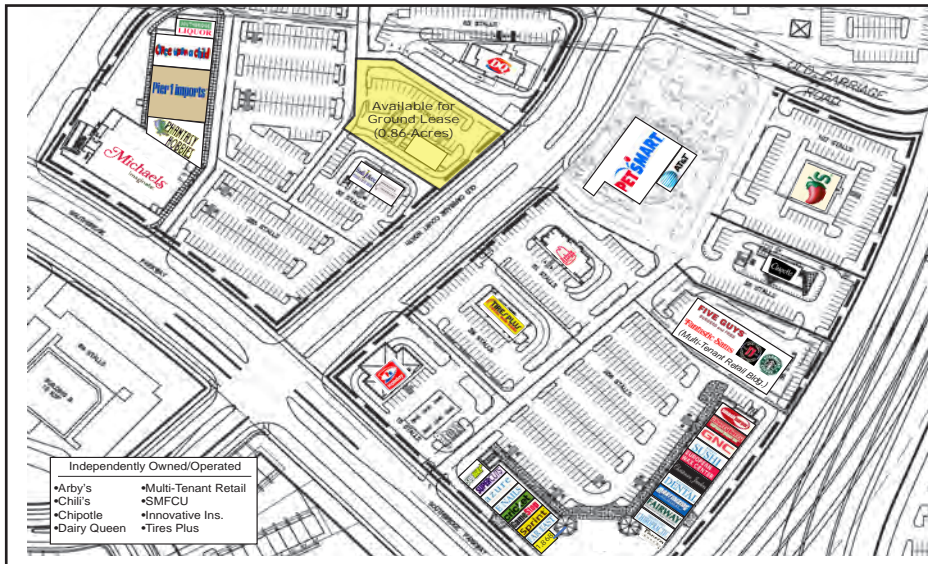


## SOUTHBRIDGE CROSSING

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
- 2,232 SF Restaurant Building with Drive-Thru Exists on Site - Can be Removed
- Former White Castle Returning to Gray-Box Condition
- Negotiable Rates & TI's

### CONTACT INFORMATION

- ✉ **Chris Moe, CCIM:**  
cmoe@hjdevelopment.com
- ✉ **Brian Merz:**  
bmerz@hjdevelopment.com
- ☎ 952-476-9400
- 🌐 www.hjdevelopment.com

# SOUTHBRIDGE CROSSING

Highway 169 & County Road 21 | Shakopee, MN, 55379

