

# FOR LEASE

## Community Retail Center

Shakopee, MN



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## SHAKOPEE TOWN SQUARE

1210 Shakopee Town Square | Shakopee, MN 55379

### BUILDING FEATURES:

- ▶ 244,778 SF retail, community center multi-tenant facility
- ▶ Prime location with easy access to Highway 169
- ▶ Other tenants include Marcus Theatres, GNC, Dollar General, and Anytime Fitness
- ▶ Located in the heart of Shakopee in a strong residential area
- ▶ Opened in 1982; renovated in 1999
- ▶ Poured concrete construction

### SPACE SPECIFICS:

- ▶ 22,475 SF available
- ▶ 750 surface parking stalls  
5.08/1,000 parking ratio
- ▶ Clear Height: 16'
- ▶ Zoning: B1
- ▶ Traffic Count: Hwy 169-35,000 vpd
- ▶ Competitive lease rates!



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**PARAMOUNT**  
REAL ESTATE CORPORATION

**TCN**  
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<b>SITE SIZE:</b>	15 acres
<b>BUILDING SIZE:</b>	244,778 square feet
<b>AVAILABLE SPACE:</b>	22,475 square feet retail
<b>LEASE RATES:</b>	\$8.00-\$10.00 per square foot Net retail
<b>2018 OPERATING EXPENSES AND REAL ESTATE TAXES:</b>	\$4.20 per square foot
<b>LOADING:</b>	Two (2) dock door One (1) drive-in door
<b>CLEAR HEIGHT:</b>	16'
<b>PARKING:</b>	750 surface parking stalls (5.08/1,000 SF)
<b>AVAILABLE:</b>	Immediately
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• Traffic count – 35,000 vpd on Hwy 169</li><li>• Located in a strong residential populated area</li><li>• Easy access to Hwy 169</li><li>• Other tenants include Marcus Theatre, Dollar General, GNC and Anytime Fitness</li></ul>

**For further information contact:**  
PARAMOUNT REAL ESTATE CORP/TCN WORLDWIDE  
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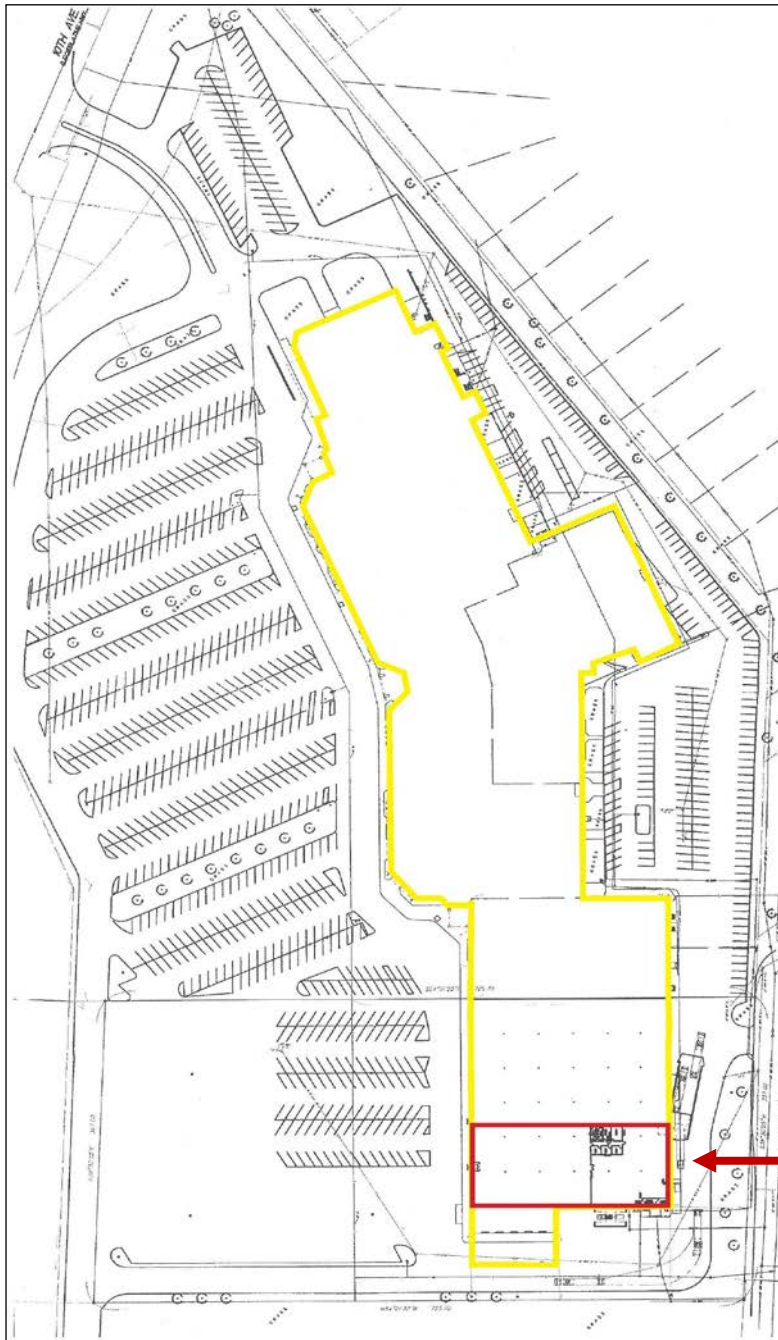
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Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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### SITE PLAN



**22,475 SF  
AVAILABLE**

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**1210 Shakopee Town Square | Shakopee, MN 55379**

This architectural floor plan shows a large rectangular building with a grid system. The top horizontal dimension is 224'-0", divided into segments of 30'-0", 30'-0", 30'-0", 30'-0", 36'-4", and 31'-0". The left vertical dimension is 41'-4", divided into 8'-0" and 33'-4". A red rectangle highlights a section on the right side, measuring 155'-4" in width and 46'-0" in height. This section contains a kitchen area with a sink, stove, and refrigerator, and a dining area with a table and chairs. Other dimensions include 20'-0", 4'-0", 4'-4", 8'-0", 30'-0", 36'-0", and 24'-0".



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