

For Lease - Immediately Available

Dunkin' Anchored Retail Strip Center

1,500 - 3,300 SF | \$25.00 SF/yr



PROPERTY HIGHLIGHTS

- Excellent Visibility along Highway 41 and situated at the north end of downtown Chaska, MN.
- Immediately adjacent to DUNKIN'; with AT&T as other anchor tenant.
- Store front parking
- Brand new construction
- Up to 3,300 square feet available
- Landlord may divide space to accommodate tenant
- Negotiable tenant improvement allowance

PROPERTY DESCRIPTION

Anchored by DUNKIN' and AT&T, this brand new, three (3) building retail strip center in Chaska offers excellent visibility along Highway 41 (Chestnut) and is situated on the north end of Chaska's downtown CBD. Adjacent to the Chaska Curling Center and the Crooked Pint, this area offers excellent morning and afternoon traffic for retailers. Up to 3,300 square feet available. Landlord will divide. Negotiable Tenant Improvements.

SUMMARY

Available SF	1,500 - 3,300 SF
Lease Rate	\$25.00 SF/Yr (NNN)
Lot Size	1.1 Acres
Building Size	10,816 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,877	\$67,045
3 Miles	23,444	\$84,183
5 Miles	51,112	\$91,577

Garrett Farmer

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Additional Photos



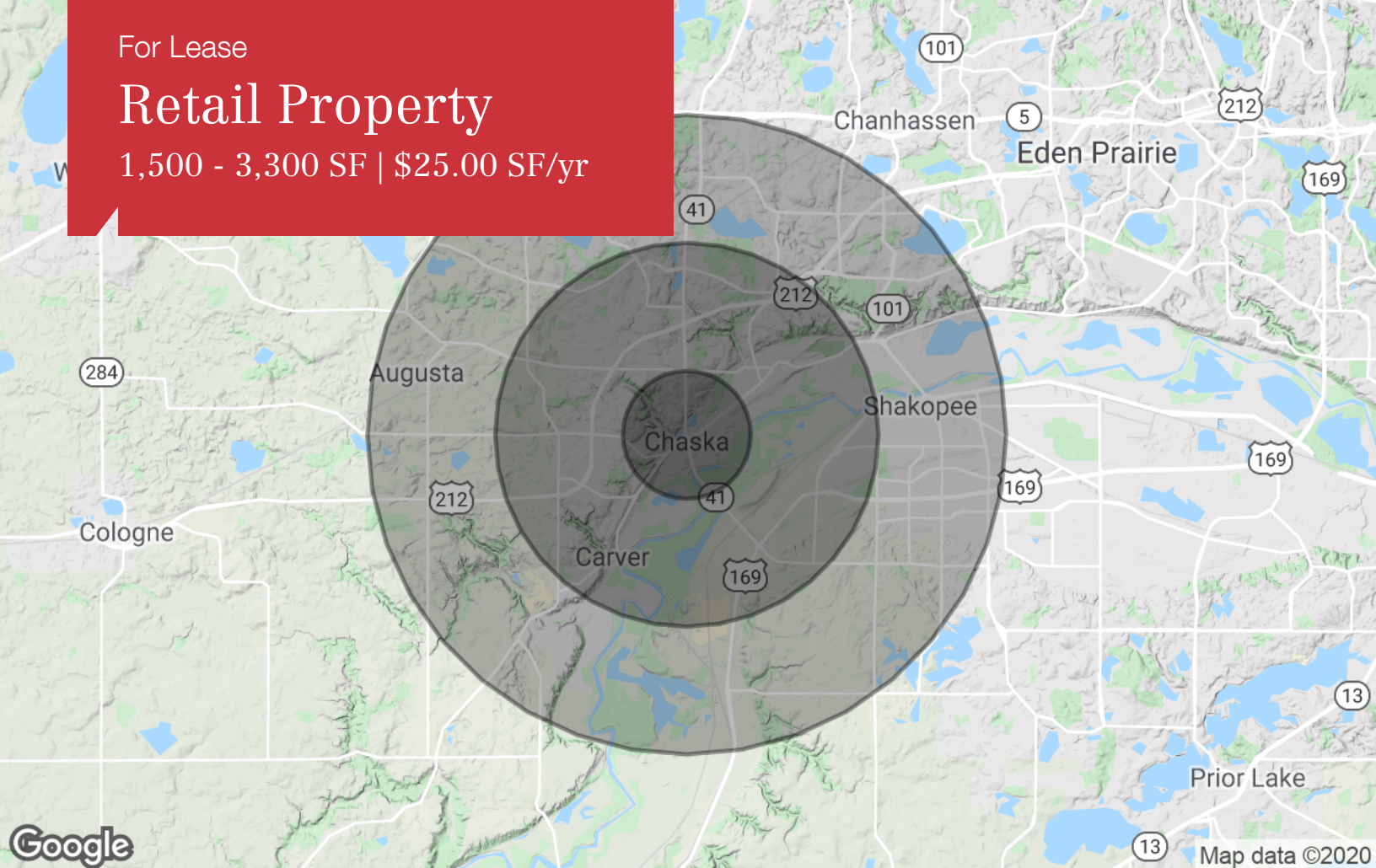
Location Maps



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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,877	23,444	51,112
MEDIAN AGE	30.0	32.1	34.3
MEDIAN AGE (MALE)	29.0	31.2	33.7
MEDIAN AGE (FEMALE)	31.2	33.2	35.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,438	8,619	18,777
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$67,045	\$84,183	\$91,577
AVERAGE HOUSE VALUE		\$413,449	\$315,677

Race

	1 Mile	3 Miles	5 Miles
% WHITE	86.8%	89.9%	91.1%
% BLACK	1.0%	1.5%	2.1%
% ASIAN	6.0%	3.9%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	6.1%	4.5%	2.8%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	17.4%	11.8%	7.6%

* Demographic data derived from 2010 US Census

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GARRETT FARMER

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PROFESSIONAL BACKGROUND

Mr. Farmer is a Director at NAI Legacy overseeing investments acquisitions and client brokerage relationships throughout the Midwest. Mr. Farmer has completed over \$900 million of commercial and residential real estate transactions which include the acquisition and disposition of industrial, office and retail properties; residential and multi-unit housing properties and ground-up development of hotel, multi-unit housing, and select build-to-suit single tenant properties. Mr. Farmer's background includes structured real estate investment vehicles as single-property private placements, private equity funds, tax deferred exchanges, and tax deferred equity syndications.

Prior to NAI Legacy, Mr. Farmer served in various property acquisitions and dispositions roles with public and private real estate investment companies. Mr. Farmer served as the Senior Acquisitions Manager at The Ackerberg Group, a Minneapolis based private real estate investment and development company and was involved in the creation of a \$50 million private equity fund regulated by SEC 506(b) and subsequently completed the purchase of eight (8) separate urban focused properties. Mr. Farmer was the Director of Investments at Talon Real Estate Holding Corp. (OTC: TALR); a publically traded real estate company structured as a Real Estate Investment Trust (REIT). Mr. Farmer oversaw the acquisition of \$65 million in properties structured as tax deferred mergers - umbrella partnerships (UPREIT). Mr. Farmer also served as the Executive Vice President of Investments at Geneva, a private real estate investment and wealth management company and oversaw the acquisition of \$700 million in commercial and residential properties located throughout the Midwest, Phoenix and Florida accounting for over 4.5 million square feet of space, which included all major property types, hotel and senior housing. Mr. Farmer was a Vice President at Stonehaven Realty Trust and RESoft, Inc. (AMEX: RPP); a publicly traded REIT and technology company and oversaw property management operations, third party accounting and investor reporting in accordance with public company procedures.

Mr. Farmer is a graduate from the University of St. Thomas in St. Paul, Minnesota; is a licensed Real Estate Broker and is affiliated in various industry associations. Mr. Farmer also currently services as a principal and primary broker at Structure Real Estate, LLC - a Minneapolis based real estate brokerage company providing transaction services to home buyers and sellers.

NAI LEGACY

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