

BANK/OFFICE BUILDING FOR LEASE

11175 205TH ST

11175 205th St, Lakeville, MN 55044



KW COMMERCIAL

14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

TIM LITTLE

AGENT
O: 952.432.4900
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tctimlittle@gmail.com
MN #20518852 - WI #63901-64

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PROPERTY OVERVIEW

Solid business building located in the fast developing residential market of Lakeville, MN. Lakeville, MN boasts the most new home permits issued for any city in MN for the last 4 years.

With easy access and good visibility, this site has all the amenities needed to expand your existing banking services. Move in today and start opening accounts tomorrow!

** Landlord Requires (2) Years Filed Taxes to be considered.

** Landlord makes all final leasing decisions.

PROPERTY HIGHLIGHTS

- Good Location for CPA, Law, Bank or Tax Accounting Business
- ~2,600 sq ft of available space - Space is divisible
- Average home values in one mile radius - \$300K+
- Average annual household income in one mile radius - \$120K+
- Interior designed with reception area, offices and teller counter
- Drive up window with additional drive up lanes
- Plenty of Customer Parking
- Security System in place
- Excellent condition
- Locally owned & managed

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Available SF: 2,500 SF

Lease Rate: \$28.80 SF/yr (NNN)

Lot Size: 0.87 Acres

Building Size: 5,040 SF

Year Built: 2007

Zoning: COM-Commercial (General)

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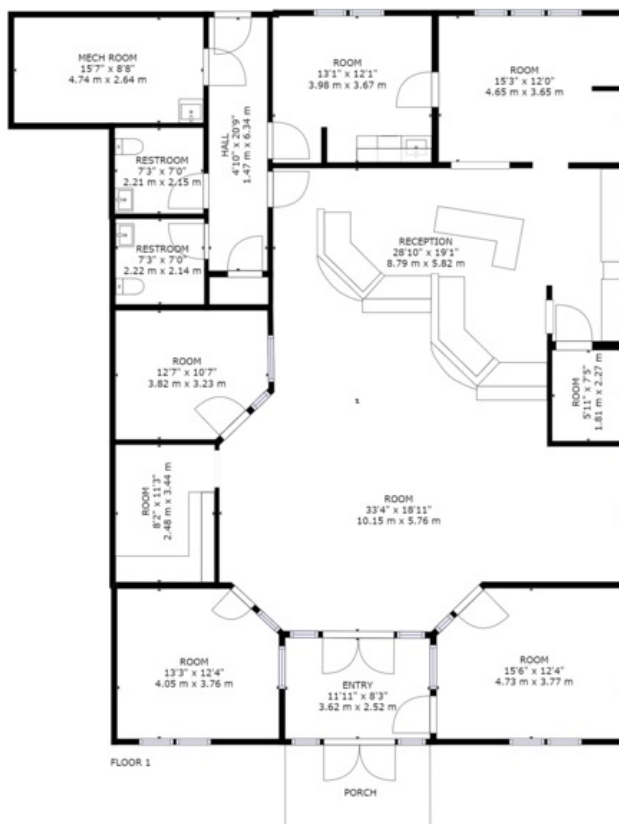
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OFFICE FOR LEASE

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GROSS INTERNAL AREA
FLOOR 1: 2549 sq ft. 237 m²
TOTAL: 2549 sq ft. 237 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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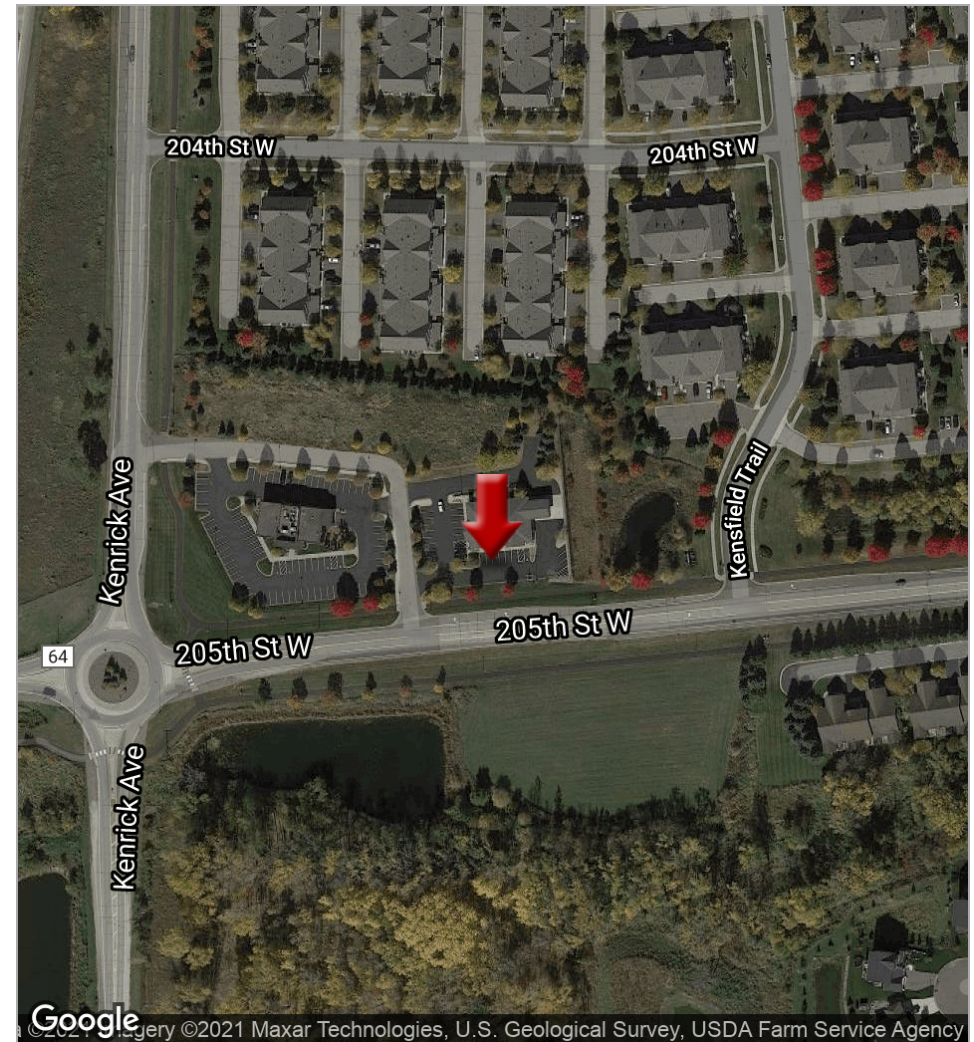
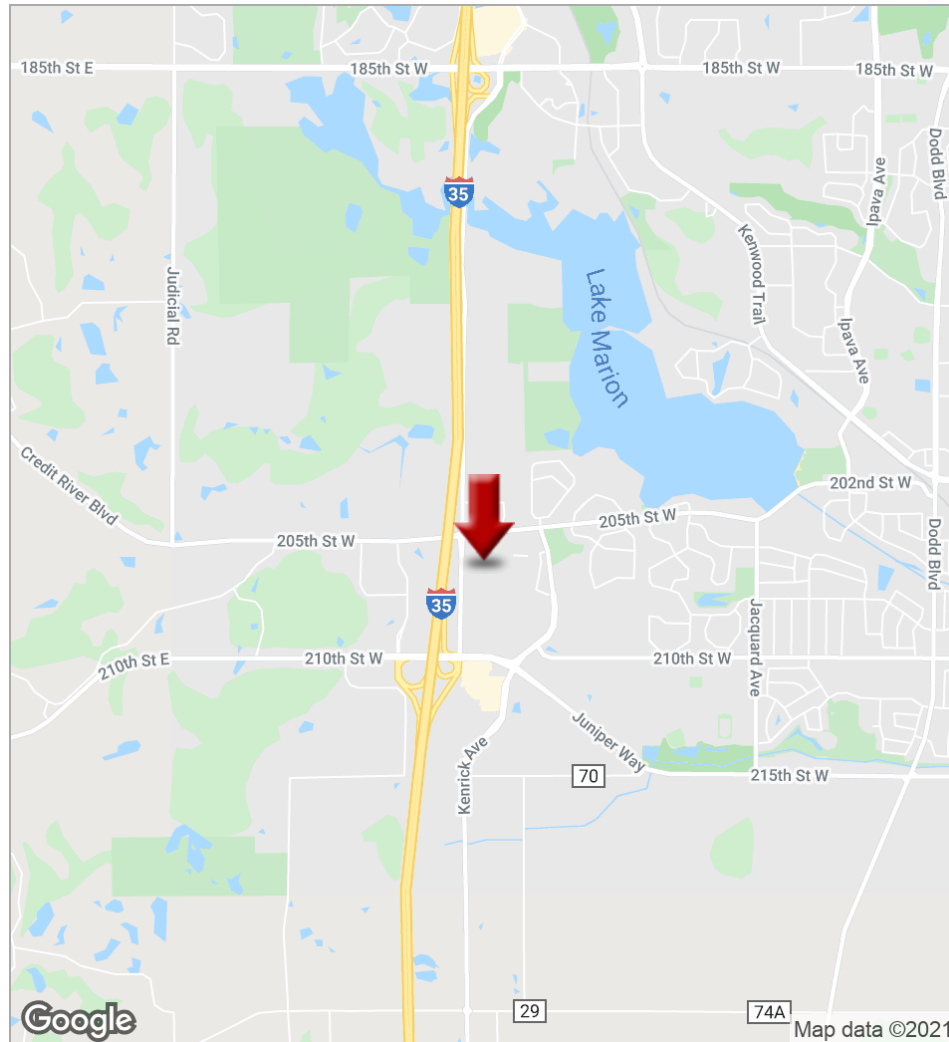
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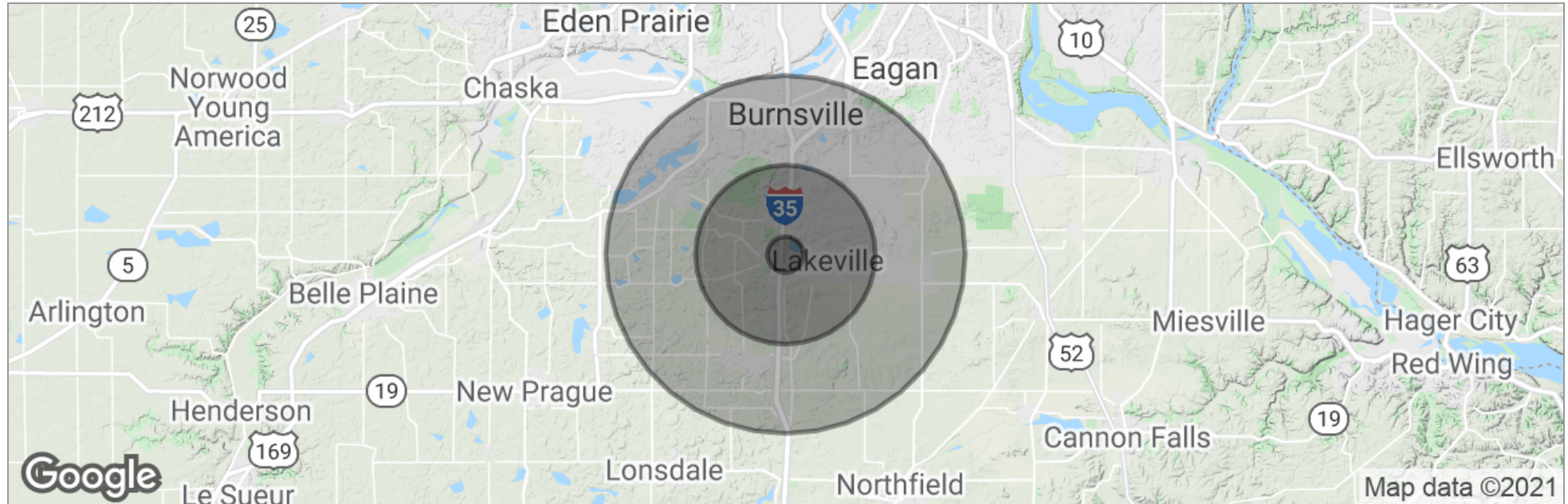
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	1 Mile	5 Miles	10 Miles
Total Population	2,346	55,528	283,270
Population Density	747	707	902
Median Age	33.6	35.3	35.5
Median Age (Male)	33.9	34.2	34.7
Median Age (Female)	33.4	36.1	36.3
Total Households	729	18,804	103,444
# of Persons Per HH	3.2	3.0	2.7
Average HH Income	\$120,301	\$111,868	\$93,460
Average House Value	\$387,955	\$352,699	\$304,544

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LAKEVILLE, MN

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PRESENTED BY:

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