



4320 12TH AVE E, SHAKOPEE

RETAIL SPACE FOR LEASE



4320 12th Ave E,
Shakopee, MN 55379



11,953 SF +/-



\$12.00 / SF NNN
Est NNN: \$5.57 / SF

LOCATION

Conveniently situated just half a mile from HWY 169, a key route connecting Shakopee to the Twin Cities Metro Area, this site offers prime access and visibility in a bustling location. The area is home to a rapidly expanding business community, attracting a daytime population of 7,661 and hosting 195 businesses within a one-mile radius.

DESCRIPTION

- Floor plan includes a large open showroom, restrooms, break room, and small dock area
- One below-grade dock door
- Co-tenants include Warner Stallion and Minnesota Occupational Health
- Nearby area tenants include Goodwill, Ashley Furniture, McDonald's, UPS, Slumberland, multiple hotels, Lowe's, Dollar Tree, Circle K, CVS, Mattress Firm, and much more
- Nearby attractions include Canterbury Park, Valleyfair Amusement Park, Mystic Lake Casino, Minnesota Renaissance Festival, quality shopping centers, multiple lakes & outdoor parks, and an abundance of golf courses
- In an area with strong demographics, with a median age of 33 and median income of \$110,542
- In close proximity to multiple Shakopee top employers, including Amazon, Valleyfair, CyberPower, Entrust Datacard, and Seagate Technology

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BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
11,953 SF	\$12.00/SF NNN	\$5.57/SF	\$17.57/SF	\$210,014.21	\$17,501.18

FLOOR PLAN

Concept only; subject to change



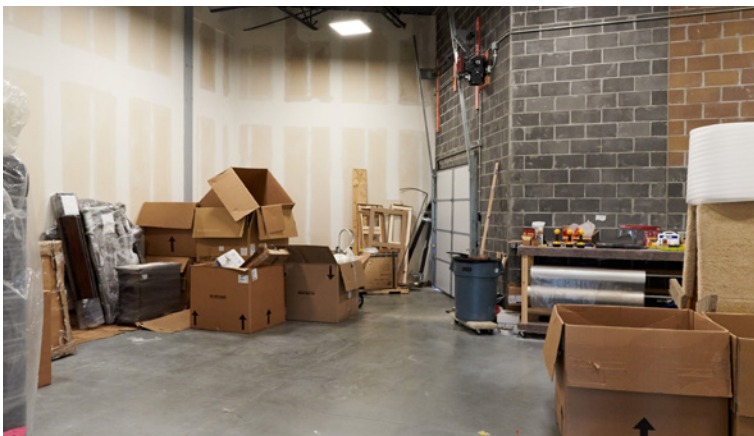
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



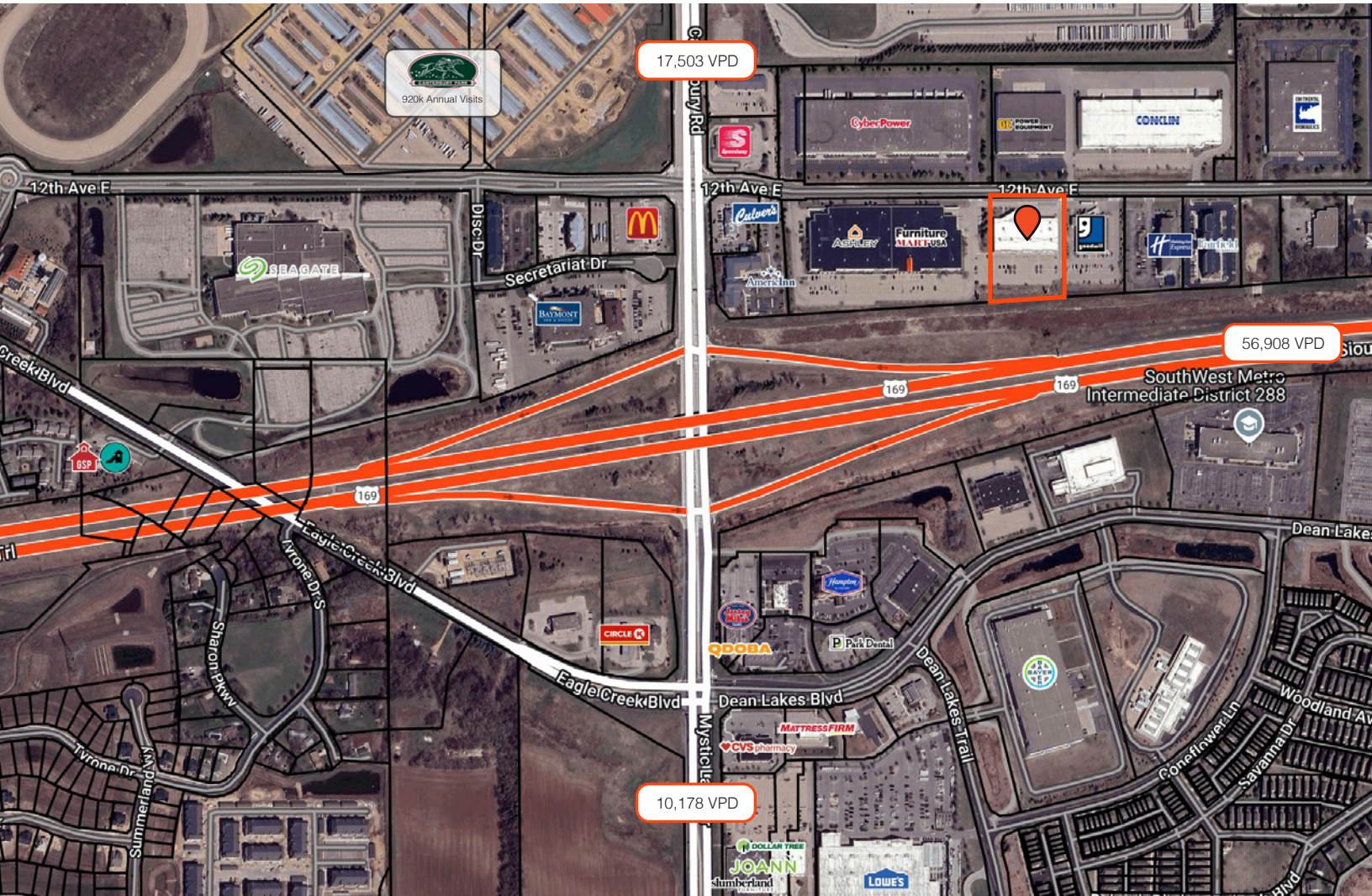
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SITE MAP



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AREA MAP



*distance from subject site

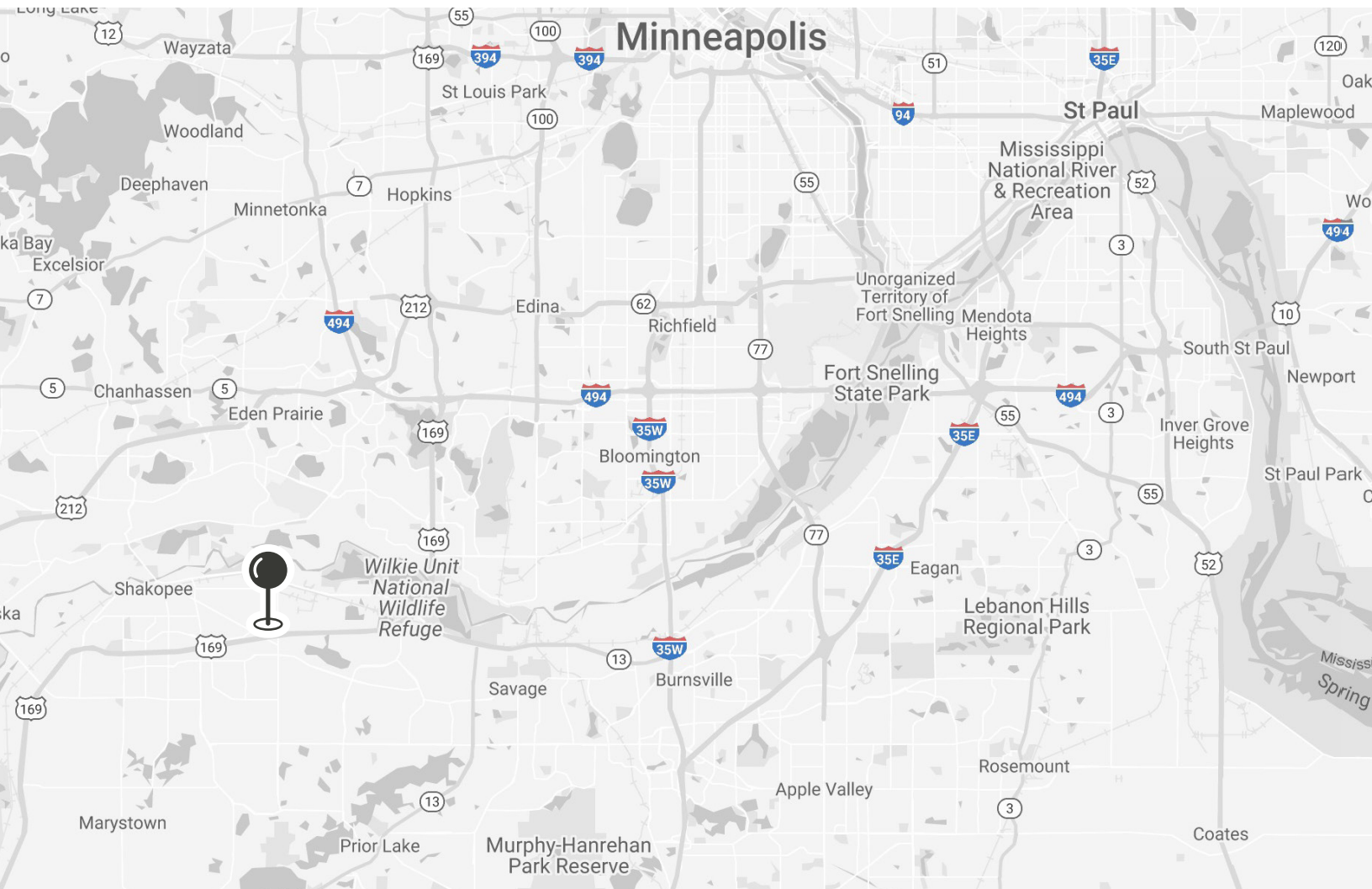
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MSA MAP



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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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DEMOGRAPHICS

Shakopee, Minnesota is a vibrant and growing city nestled in the southwest corner of the Twin Cities Metropolitan Area, strategically located 25 miles from downtown Minneapolis and 75 miles north of Mankato. Known for its strong business community and prime location within the MSA, Shakopee attracts over 328,600 annual visitors who are drawn to population attractions like Valleyfair, Mystic Lake Casino, Canterbury Park, Little Six Casino, and an abundance of shopping centers.

With easy access via major highways, including US Route 169 and MN-13, Shakopee offers seamless connectivity to nearby economic hubs, enhancing its appeal for business looking to tap into a diverse and expansive market. The city boasts a thriving local economy, supported by strong local and national businesses and a collaborative local government. Shakopee is home to a skilled workforce and a robust infrastructure that supports industries from advanced manufacturing to healthcare, technology, retail, and hospitality.

Shakopee's strategic location, combined with its dynamic entertainment options, make it an ideal business setting. Experience the unique advantages of Shakopee's business climate and position your business for success.

	1-mile	3-mile	5-mile	Shakopee	
Year	2024			2024	2029
Population	1,696	41,453	118,210	47,922	50,167
Daytime Population	7,661	40,422	115,204	47,569	-
Median Household Income	\$110,542	\$110,625	\$116,659	\$102,870	\$112,881

MAJOR EMPLOYERS



2,200



1,670



1,160



1,000



905



800

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SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,349	32,995	100,591
2020 Total Population	1,630	38,920	113,205
2020 Group Quarters	0	175	1,661
2024 Total Population	1,696	41,453	118,210
2024 Group Quarters	0	165	1,611
2029 Total Population	1,730	42,958	121,394
2023-2028 Annual Rate	0.40%	0.72%	0.53%
2024 Total Daytime Population	7,661	40,422	115,204
Workers	6,933	21,345	62,414
Residents	728	19,077	52,790
Household Summary			
2010 Households	474	11,460	36,942
2010 Average Household Size	2.84	2.87	2.69
2020 Total Households	542	13,213	40,891
2020 Average Household Size	3.01	2.93	2.73
2024 Households	564	14,208	42,921
2024 Average Household Size	3.01	2.91	2.72
2029 Households	577	14,847	44,402
2029 Average Household Size	3.00	2.88	2.70
2023-2028 Annual Rate	0.46%	0.88%	0.68%
2010 Families	375	8,415	26,365
2010 Average Family Size	3.17	3.34	3.20
2024 Families	444	10,375	30,530
2024 Average Family Size	3.31	3.36	3.22
2029 Families	455	10,782	31,533
2029 Average Family Size	3.29	3.34	3.19
2023-2028 Annual Rate	0.49%	0.77%	0.65%
2024 Housing Units	579	15,017	45,279
Owner Occupied Housing Units	78.6%	67.9%	71.4%
Renter Occupied Housing Units	18.8%	26.7%	23.4%
Vacant Housing Units	2.6%	5.4%	5.2%
Median Household Income			
2024	\$110,542	\$110,625	\$116,659
2029	\$115,332	\$121,127	\$130,204
Median Age			
2010	30.1	31.9	35.2
2020	32.6	35.1	38.0
2024	33.2	35.6	38.6
2029	33.6	36.4	39.5
2024 Population by Sex			
Males	829	20,797	58,680
Females	867	20,656	59,530
2029 Population by Sex			
Males	839	21,349	59,684
Females	890	21,609	61,710
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	195	963	2,711
Total Employees:	6,807	20,820	63,188

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