

FOR LEASE— MIXED USE RETAIL
Atwood St. N & Levee Dr.
Shakopee, MN



SHAKOPEE FLATS

PROPERTY INFORMATION:

NEW DEVELOPMENT Riverfront mixed-use development in downtown Shakopee, with upper level residential, and first floor retail/restaurant. Boasts 12' high ceilings, and healthy TI package.

SQUARE FEET 1,500—2,800 sf

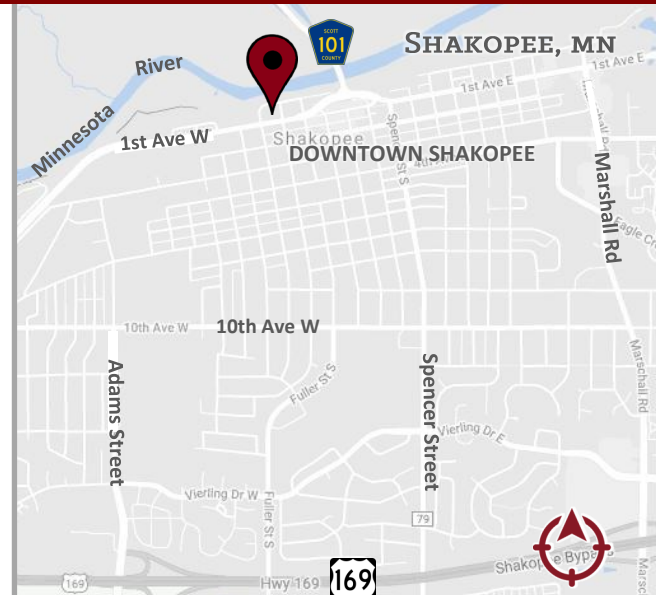
GROSS RENT Negotiable

TRAFFIC COUNTS Hwy 101: 21,400 vpd
 1st Ave W: 6,400 vpd

DEMOGRAPHICS:

	5-MIN	10-MIN	15-MIN
POPULATION	14,316	60,656	177,607
AVG. HH INCOME	\$81,434	\$120,900	\$137,990
DAYTIME POPULATION	13,170	60,146	180,808

* Source— ESRI 2020



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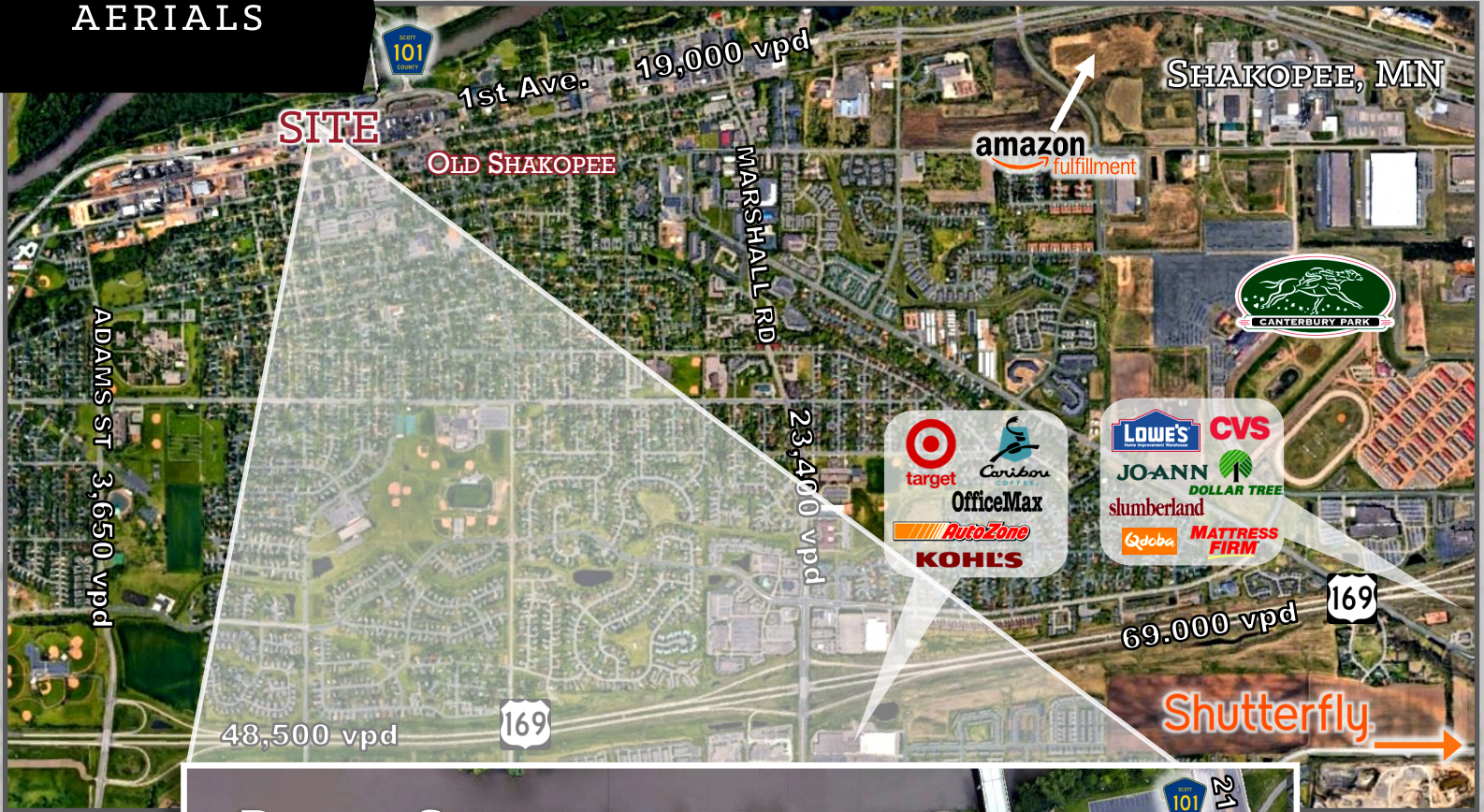
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AERIALS



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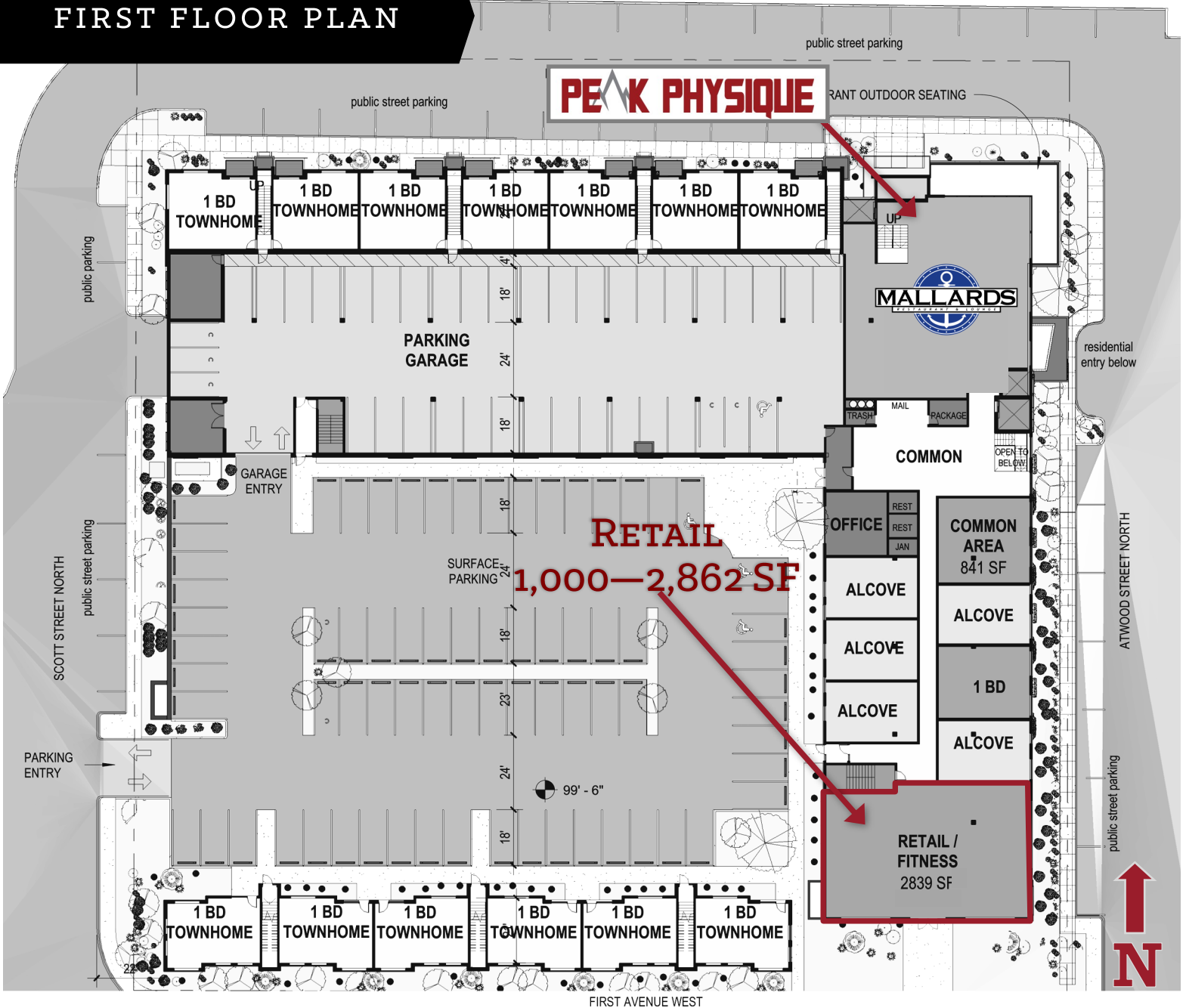
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FIRST FLOOR PLAN



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RENDERINGS



SOUTH ELEVATION (TOWNHOMES) - FIRST AVENUE WEST



NORTH ELEVATION - LEVEE DRIVE



WEST ELEVATION - SCOTT STREET NORTH



EAST ELEVATION - ATWOOD STREET NORTH



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