

VILLAGE LAKE DRIVE - LAND

Toronto Ave SE & Village Lake Dr SE, Prior Lake, MN 55372



PRIOR LAKE BUILD-TO-SUIT LAND 1.06 ACRES OFFICE/RETAIL FOR LEASE

Stats

1.06 acres
Up to 9,000 SF Retail or 9,600 SF of Office
C-2 General Business
Rates Negotiable

Highlights

- 1 block south of South Lake Village shopping center
- Easy access to Hwy 13
- Across the street from Lunds & Byerly's

Traffic Counts

Hwy 13	16,800 vpd
Village Lake Dr.	3,550 vpd
Duluth Ave SE	3,550 vpd
Toronto Ave SE	3,000 vpd

Source: [MNDot](#)



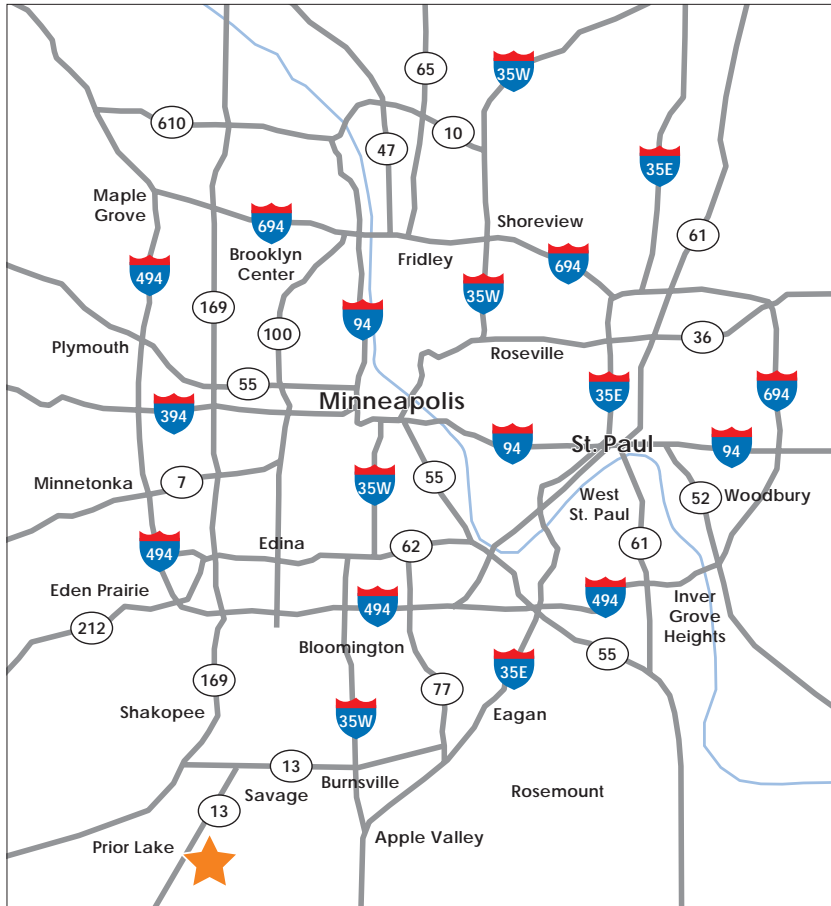
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PRIOR LAKE

Prior Lake is a vibrant lake community in the southwest suburbs of the Twin Cities. With a population of 31,671, the city offers a small town feel with access to opportunities and resources typically found in a larger city. The city surrounds the shores of Lower and Upper Prior Lake and is a popular destination for fishing and water sports. Although the city is one of the oldest in the southwest region, it has experienced rapid growth due to the upgrade of Hwy 13 which offers a direct connection north into the metropolitan area.

South Lake Village is a commercial district located 1 mile southwest of Prior Lake's downtown area and consists of approximately 80 acres of businesses, retailers, service providers and offices bordering Hwy 13.

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Male	2,298	9,466	17,205
Female	2,510	9,709	17,244
Total	4,808	17,244	34,449
Household Income	\$95,967.83	\$103,044.75	\$106,239.10
Households (Est.)	6,055	11,234	20,795

Source: [Catalist](#)



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OFFICE CONCEPT

Zoning: C-2 General Business
Lot Size: 1.06 Acres 46,174 SF
Parking: 41 stalls
Building Size: 9,600 GSF Total
Building Setback: 30'
Parking Setback: 10'



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RETAIL CONCEPT #1

Zoning: C-2 General Business
Lot Size: 1.06 Acres 46,174 SF
Parking: 36 stalls
Building Size: 7,000 GSF Total
Building Setback: 30'
Parking Setback: 10'



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RETAIL CONCEPT #2

Zoning: C-2 General Business

Lot Size: 1.06 Acres 46,174 SF

Building Size: 9,000 GSF Total

Parking Required: 1 stall / 200 SF

9,000 SF / 200 = 45 stalls

Parking Provided: 45 stalls (includ. 4 H/C stalls)



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ZONING INFORMATION

C-2 General Business Zoning District

The purpose of the C-2 Zoning District is to allow the concentration of general commercial development for the convenience of the public and for mutually beneficial relationship of commercial development in those areas located away from residential areas designated by the Comprehensive Plan; to provide space for community facilities and institutions that appropriately may be located in commercial areas; to provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas; to minimize traffic congestion; and to carefully regulate the intensity of commercial development as it refers to both internal site factors and external impacts.

Prior Lake's Land Use Table

<http://156.99.83.130/WeblinkExternal/DocView.aspx?id=639870&dbid=0&repo=PriorLake>



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PHOTOS



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