

SOUTH LAKE VILLAGE

16731 Highway 13 S. Prior Lake, MN 55372



OFFICE AND RETAIL SPACE FOR LEASE

Size:	81,229 SF / 5.48 Acres
Year Built:	1975
SF Available:	860 - 3,436 SF
Lease Rates:	\$12 - \$14 psf Net
CAM	\$4.41 psf
Tax & Insurance	\$4.14 psf

South Lake Village is an office and retail complex offering both storefront and interior opportunities. The property is anchored by Lunds & Byerly's with prime frontage along Highway 13 in Prior Lake's central business district. With abundant parking and several dining and entertainment options, South Lake Village has become a popular commercial destination in this affluent exurb of the Twin Cities.



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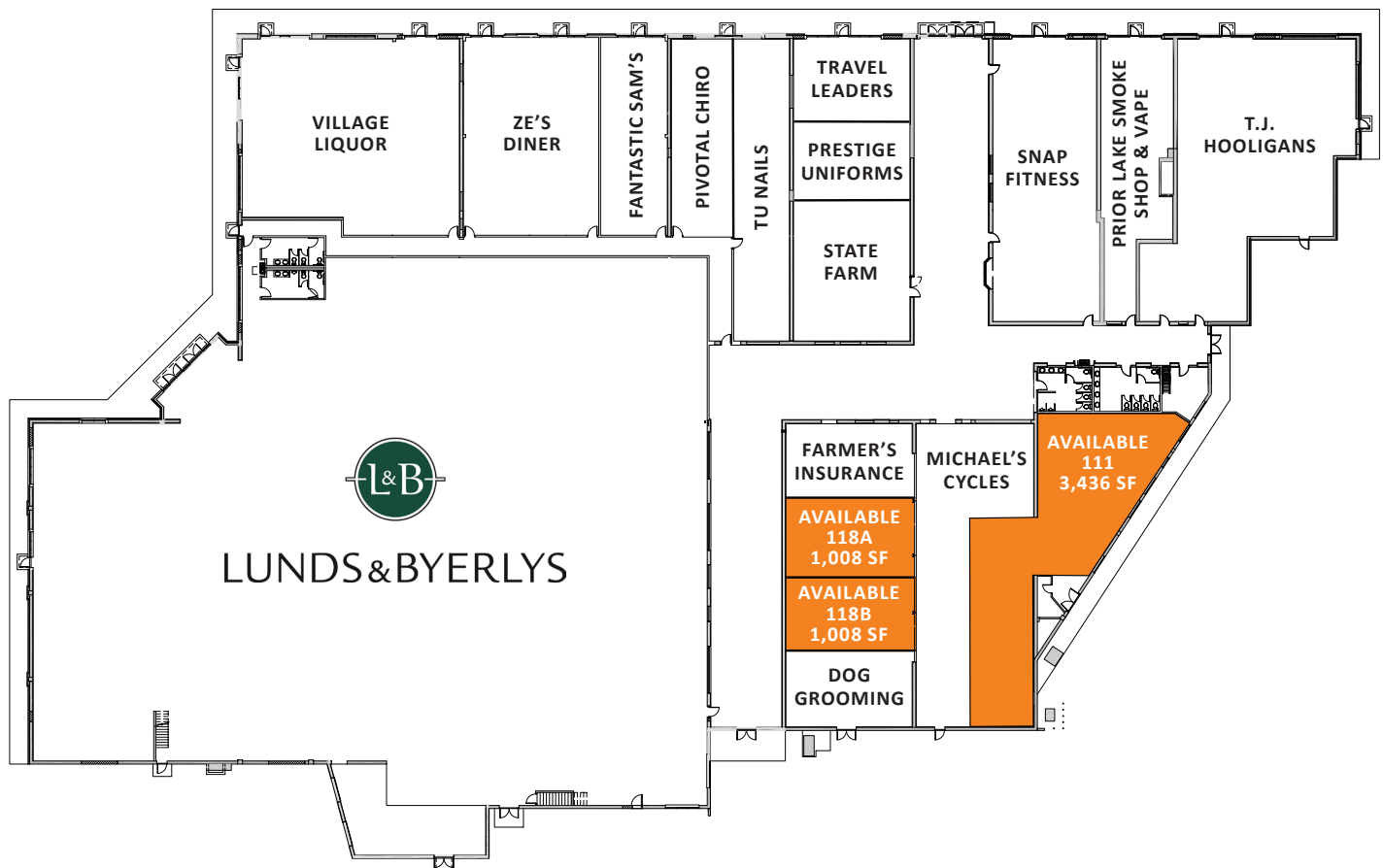
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,598	28,275	61,721
Total Households	2,268	10,299	21,319
Average HH Income	\$102,188	\$123,738	\$131,458
Daytime Population	1,950	16,544	30,259

Traffic Counts (MNDOT 2018) Highway 13 - 16,800 vpd

FLOOR PLAN



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INTERIOR



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AERIAL MAP



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