



DUNDAS SHOPPING CENTER

396 Schilling Dr South
Dundas, MN 55019
For Sublease

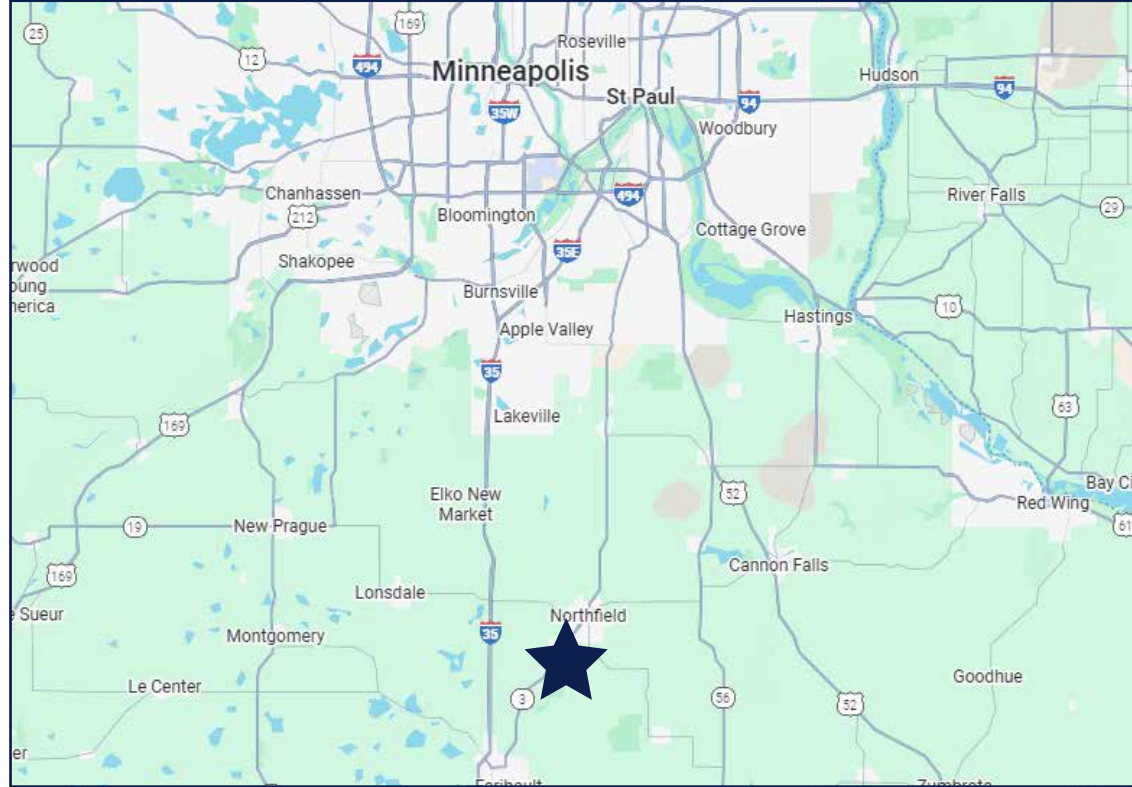


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Minneapolis, MN
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& People Unite!*

CHAD STURM
612.436.1122
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ADDRESS	396 Schilling Dr S
CITY, STATE	Dundas, MN 55019
SPACE AVAILABLE	2,300 SQ. FT
ZONING	3A-Commercial/Industrial/Public Utility
LEASE RATE	\$21.00 NET
CAM/TAX/INS 2025	\$6.00 PSF
DIMENSIONS	34' (Width) x 70' (Depth)
TERM LENGTH	Through November 2027
YEAR BUILT	2001
PARKING	4 : 1,000
COUNTY	Rice



HIGHLIGHTS

- Located within the Northfield/Dundas Trade Area
- Situated directly on MN Highway 3, offering exceptional visibility and easy access for customers
- Benefits from MN-3 with traffic counts of 9,700 VPD in front of the property
- Located near three prestigious educational institutions, St. Olaf's College, Carleton College, & Shattuck-St. Mary's School
- Positioned to draw business from the thriving and historic Northfield community
- Next to a new Kwik Trip
- 20 Miles to the MSP Area

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,967	18,002	26,310
MEDIAN AGE	38.6	33.6	33.7
MEDIAN HH INCOME	\$112,058	\$90,355	\$95,837
AVERAGE HH INCOME	\$131,554	\$109,690	\$112,454





ST. OLAF COLLEGE
3,100+ Students

MCLANE Post
1,500+ Employees

DOLLAR GENERAL



2,100+ Students

Kwik-TRIP



Great Clips



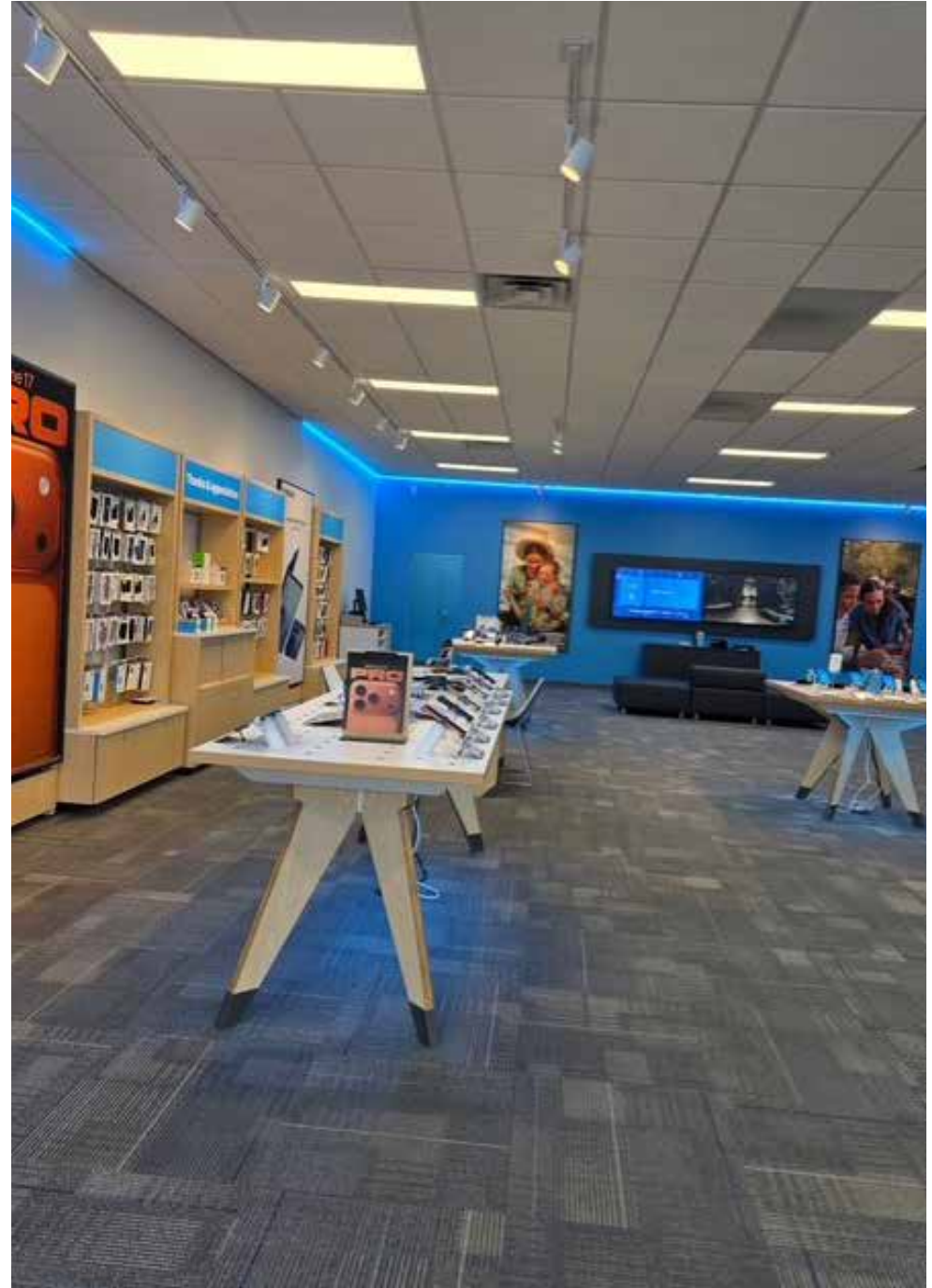
Northfield High School -
1,250+ Students



SITE



Shattuck High School
400+ Students
90+ NHL Players
10 Miles ↓





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REAL ESTATE GROUP, INC.

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