



# DUNDAS SHOPPING CENTER

396 Schilling Dr South  
Dundas, MN 55019  
For Sublease

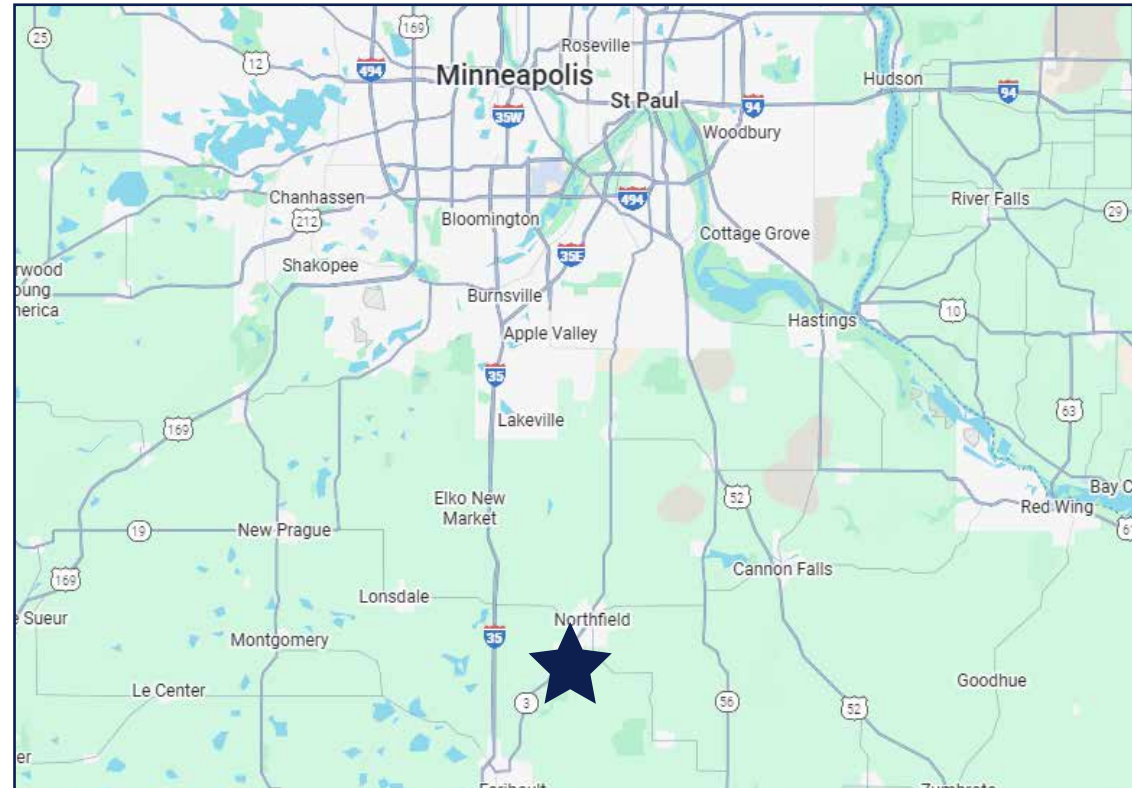


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|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>ADDRESS</b>          | 396 Schilling Dr S                      |
| <b>CITY, STATE</b>      | Dundas, MN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

| 2026<br>DEMOGRAPHICS         | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|------------------------------|---------------|---------------|---------------|
| <b>POPULATION</b>            | 1,994         | 17,746        | 26,192        |
| <b>MEDIAN AGE</b>            | 38.6          | 33.2          | 33.4          |
| <b>MEDIAN HH<br/>INCOME</b>  | \$134,199     | \$103,391     | \$106,940     |
| <b>AVERAGE HH<br/>INCOME</b> | \$142,973     | \$119,783     | \$120,888     |







NOT FOR CONSTRUCTION  
LUGG IS RESPONSIBLE  
FOR ANY DOCUMENTS  
REQUIRED BY CITY.

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AT&T DUNDAS, MN  
396 SCHILLING DR, SUITE 100  
DUNDAS, MN 55019  
PROJECT NO: 22.0421.00



ISSUED TO: 08/10/2022  
DATE: 10/13/22  
REV: 01  
DESCRIPTION: 01

SHEET TITLE  
AS-BUILT DEMOLITION  
PLAN  
SHEET NO  
A-1.1

### DEMOLITION GENERAL NOTES

- REMOVE ALL DATA/TELE CABLEING IN CEILING BACK TO ORIGINAL O-MARK. (UNLESS OTHERWISE INSTRUCTED)
- ALL ABANDONED PLUMBING LINES TO BE CAPPED.
- INTENT OF THE DRAWING IS TO SHOW EXISTING BUILDING CONDITIONS WITH INFORMATION DEVELOPED FROM AVAILABLE DOCUMENTS. CONTRACTOR SHALL MAKE A DETAILED SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING DEMOLITION. THE CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT.
- MAINTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS.
- ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTOR'S PROPERTY U.N.O. AND SHALL BE REMOVED FROM OWNER'S PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, PAY DUMPING FEES AND CHARGES.
- WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE OF ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAG BOLTS, NAILS, NAILERS, SHIMS, ETC.)
- MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMO/CONSTRUCTION ACTIVITIES.

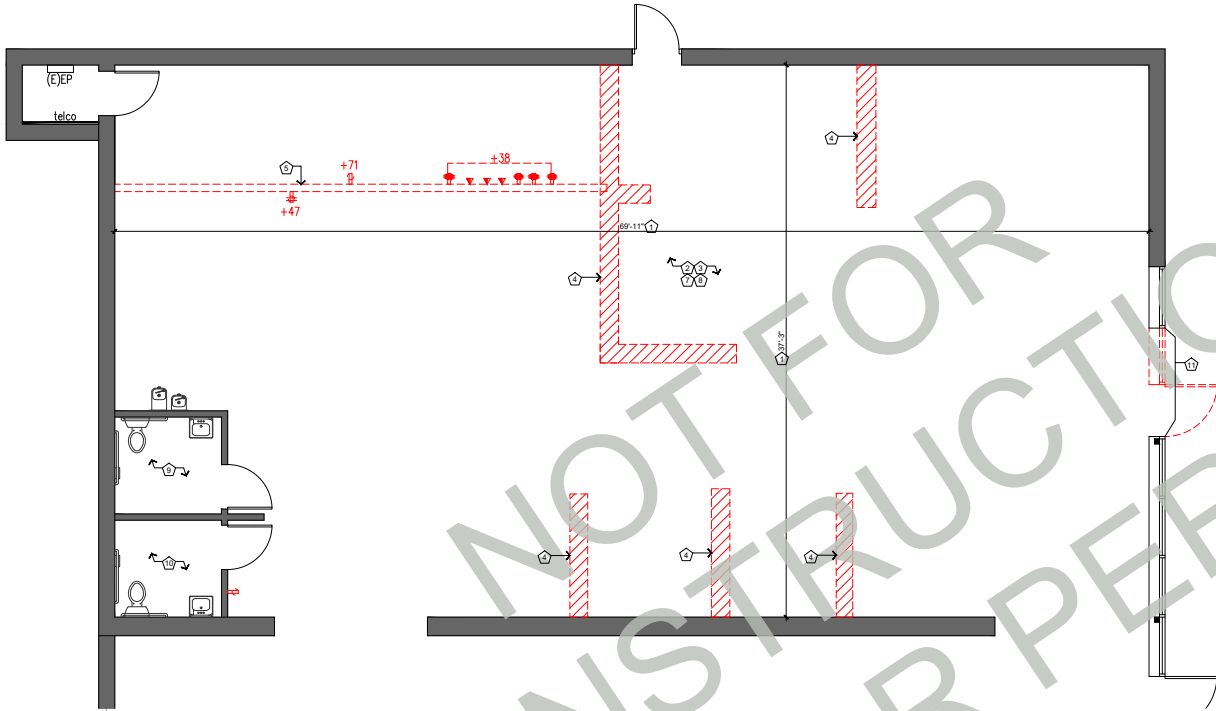
### DEMOLITION LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING ELECTRICAL TO BE REMOVED
- INDICATES THROUGHOUT

### DEMOLITION KEYNOTES

- G.C. TO VERIFY DIMENSIONS PRIOR THE START OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.
- REMOVE ALL FLOOR COVERING AND BASE THROUGHOUT. SCRAPE ALL FLOORS CLEAN OF ALL ADHESIVE, PAT, ETC. TO SMOOTH FINISH AND BROOM CLEAN.
- REMOVE EXISTING WALL FINISHES AND SKIM COAT TENANT WALL TO PREPARE FOR APPROVED NEW FINISH.
- FLOOR SAW CUTTING, CONCRETE REMOVAL, INSTALLATION OF DOWELS AND WIRE MESH REINFORCING, REPAIRING 4" CONCRETE SLAB SHALL BE BY THE G.C. TRENCHING, INSTALLATION OF CONDUITS, BACKFILLING AND COMPACTION OF BACKFILL BE E.C. 4" CONCRETE SLAB SHALL BE DOWELED INTO EXISTING SLAB WITH #4 DOWELS, 8" INTO EXISTING SLAB AND EXTENDED 1" OF INTO NEW SLAB POUR. THE NEW SLAB WIRE MESH REINFORCEMENT TO 1'-0" SECTION OR DOWEL STICKING OUT OF EXISTING SLAB. REFERENCE A-4.1 FOR FLOOR BOX/STUB-UP LOCATIONS.
- REMOVE INTERIOR TENANT NON-LOAD BEARING WALLS AND ASSOCIATED ELECTRICAL, DATA, TELEPHONE AND J-BOX. REMOVE ALL WIRING BACK TO ELECTRICAL SUB PANEL.
- REMOVE EXISTING DOOR AND FRAME.
- REMOVE EXISTING MILLWORK AND EQUIPMENT THROUGHOUT.
- VERIFY (E) WALLS ARE LEVEL 4 SMOOTH FINISH. PREPARE WALLS IF REQUIRED.
- REMOVE ALL WALL AND FLOOR FINISHES AT THIS RESTROOM ONLY. PLUMBING FIXTURES TO REMAIN.
- THIS RESTROOM TO REMAIN AS IS.
- REMOVE ENTRY DOOR, PORTION OF STOREFRONT AND LOW WALL, AND REWORK AS SHOWN ON PARTITION PLAN #1A-2.1 (AT AR EXPENSE)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL WALLS, FIXTURE LAYOUT, AND KEYNOTES IN CONFLICT PRIOR TO CONSTRUCTION. IT IS THE GC RESPONSIBILITY TO COORDINATE ALL TRADES. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR. FAILURE TO DO SO WILL RESULT IN CONTRACTOR OWNING ALL RESULTING ISSUES.



① AS-BUILT/DEMOLITION PLAN  
Scale: 1/4" = 1'-0"





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