



SIZE

140,949 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	13,872	38,210	84,051
Households	4,823	13,336	29,383
Median HH Income (\$)	91,016	90,161	108,846

MAJOR TENANT(S)

Cub Foods
Subway
Great Clips



LOCATION

1198 Vierling Drive E | Shakopee, MN 55379

PROPERTY HIGHLIGHTS

- Anchored by Cub Foods, the number one grocer in the Twin City area
- Additional tenants include Papa Murphy's, Great Clips, The UPS Store, Subway, and OneMain Financial
- Located 24 miles southwest of downtown Minneapolis, with a population exceeding 38,200 in a three-mile radius with an average household income more than \$109,900
- The center is located at the intersection of NWC US Highway 169 and Marshall Road, the two major arterial roads in the city of Shakopee which benefits from more than 38,100 vehicles per day

LEASING CONTACT

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MORE INFO

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CROSSROADS OF SHAKOPEE

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SPACE	TENANT	SQ. FT.			
A1262	Cub Foods Liquor	6,709 SF	BI168	Cover Nails	1,267 SF
A1266	Pizza Ranch	6,722 SF	BI172	Great Clips	1,267 SF
A1270	Chuck & Don's Pet Food & Supplies	4,578 SF	BI176	Marschall Road Animal Hospital	1,610 SF
A1272	AVAILABLE	2,517 SF	BI180	Wingstop	1,190 SF
A1274	Hong Kong Buffet II	5,189 SF	CI106	Papa Murphy's Pizza	1,195 SF
A1276	US Marine Corps Recruiting Office	1,876 SF	CI108	T-Mobile	1,193 SF
A1278	Master Moon Tae Kwon Do	5,877 SF	CI110	\$5 Tan	2,575 SF
A1282	The Golf Garage	6,227 SF	CI114	Sapporo	2,400 SF
BI128	Soccer Fun-da-Mentals	5,063 SF	D1136	Home Choice	6,532 SF
BI144	AVAILABLE	1,537 SF	D1140	AT&T	1,597 SF
BI152	Tobacco Shop	2,553 SF	OP	Chipotle Mexican Grill	2,500 SF
BI156	Subway	1,338 SF	SHAD1	REMax	
BI160	The UPS Store	1,215 SF	SHAD2	SuperAmerica	
BI164	Zager Family Chiropractic	1,267 SF	SHAD3	Capital Tire and Auto Repair	
			SHAD4	Precision Auto Collision Inc	
			SHAD5	Wells Fargo	
			100	Cub Foods	64,955 SF
TOTAL SQ. FT.					140,949

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Crossroads of Shakopee Shakopee, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	13,872	38,210	84,051
	2027 Projected Population	14,995	41,379	90,461
	2010 Census Population	11,862	32,628	71,677
	2000 Census Population	7,188	20,530	45,488
	1990 Census Population	3,429	12,424	26,456
	Historical Annual Growth 1990 to 2000	7.68%	5.15%	5.57%
	Historical Annual Growth 2000 to 2010	5.14%	4.74%	4.65%
	Estimated Annual Growth 2010 to 2022	1.24%	1.25%	1.26%
	Projected Annual Growth 2022 to 2027	1.57%	1.61%	1.48%
	Median Age	36.3	37.1	38.1
Households	Q2 2022 Estimated Households	4,823	13,336	29,383
	2027 Projected Households	5,215	14,465	31,653
	2010 Census Households	4,119	11,352	25,026
	2000 Census Households	2,522	7,462	15,713
	1990 Census Households	1,227	4,385	9,316
	Historical Annual Growth 1990 to 2000	7.47%	5.46%	5.37%
	Historical Annual Growth 2000 to 2010	5.03%	4.28%	4.76%
	Estimated Annual Growth 2010 to 2022	1.24%	1.27%	1.27%
	Projected Annual Growth 2022 to 2027	1.58%	1.64%	1.50%
	Population per Household	2.87	2.80	2.83
Population by Race	White	70.7%	71.3%	74.8%
	Black or African American	5.9%	6.0%	4.2%
	Asian & Pacific Islander	11.3%	9.3%	9.1%
	Other Races	3.7%	4.6%	4.3%
	Hispanic Population	8.4%	8.8%	7.6%
Income	Average Household Income	\$104,831	\$109,998	\$140,154
	Median Household Income	\$91,016	\$90,161	\$108,846
	Per Capita Income	\$36,541	\$38,947	\$49,319
Education (Age 25+)	Elementary	3.8%	3.9%	2.9%
	Some High School	3.8%	4.1%	2.9%
	High School Graduate	29.3%	26.3%	19.6%
	Some College	17.9%	18.2%	16.3%
	Associates Degree Only	11.6%	11.6%	10.9%
	Bachelors Degree Only	23.0%	25.4%	32.3%
	Graduate Degree	10.6%	10.6%	15.1%
Business	Number of Businesses	217	1,041	2,172
	Total Number of Employees	4,350	19,998	37,671
	Employees per Business	20.06	19.20	17.34
	Residential Population per Business	63.99	36.69	38.69

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.