



SIZE

140,949 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	13,994	39,489	87,663
Households	4,887	13,665	30,432
Median HH Income (\$)	88,667	95,841	118,441

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 39,400 in a three-mile radius with an average household income more than \$112,500
- 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

Andy Schneider
Mobile (513) 417-4369
aschneider@phillipsedison.com

Kenneth Groh
Mobile (513) 344-4606
kgroh@phillipsedison.com

MORE INFO

www.phillipsedison.com



CROSSROADS OF SHAKOPEE

1198 Vierling Drive E | Shakopee, MN 55379

SPACE	TENANT	SQ. FT.			
A1262	Cub Foods Liquor	6,709 SF	BI172	Great Clips	1,267 SF
A1266	Pizza Ranch	6,722 SF	BI176	Marschall Road Animal Hospital	1,610 SF
A1270	Chuck & Don's Pet Food & Supplies	4,578 SF	BI180	Wingstop	1,190 SF
A1272	AVAILABLE	2,517 SF	C1106	Papa Murphy's Pizza	1,195 SF
A1274	Hong Kong Buffet II	5,189 SF	C1108	T-Mobile	1,193 SF
A1276	US Marine Corps Recruiting Office	1,876 SF	C1110	\$5 Tan	2,575 SF
A1278	Master Moon Tae Kwon Do	5,877 SF	C1114	Sapporo	2,400 SF
A1282	The Golf Garage	6,227 SF	D1136	Home Choice	6,532 SF
BI128	Soccer Fun-da-Mentals	5,063 SF	D1140	AT&T	1,597 SF
BI144	AVAILABLE	1,537 SF	OP	Chipotle Mexican Grill	2,500 SF
BI152	Tobacco Shop	2,553 SF	SHAD1	REMax	
BI156	Subway	1,338 SF	SHAD2	SuperAmerica	
BI160	The UPS Store	1,215 SF	SHAD3	Capital Tire and Auto Repair	
BI164	AVAILABLE	1,267 SF	SHAD4	Precision Auto Collision Inc	
BI168	Cover Nails	1,267 SF	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.

CROSSROADS OF SHAKOPEE

1198 Vierling Drive E | Shakopee, MN 55379



CROSSROADS OF SHAKOPEE

1198 Vierling Drive E | Shakopee, MN 55379



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.779873

Longitude: -93.509589

Crossroads of Shakopee Shakopee, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	13,994	39,489	87,663
	2028 Projected Population	15,774	44,822	96,319
	2010 Census Population	12,256	32,271	72,870
	2000 Census Population	7,577	20,462	47,555
	1990 Census Population	3,667	12,124	27,456
	Historical Annual Growth 1990 to 2000	7.53%	5.37%	5.65%
	Historical Annual Growth 2000 to 2010	4.93%	4.66%	4.36%
	Estimated Annual Growth 2010 to 2023	0.97%	1.48%	1.35%
	Projected Annual Growth 2023 to 2028	2.42%	2.57%	1.90%
	Median Age	36.7	37.2	38.7
Households	Q4 2023 Estimated Households	4,887	13,665	30,432
	2028 Projected Households	5,514	15,553	33,456
	2010 Census Households	4,297	11,276	25,362
	2000 Census Households	2,681	7,467	16,447
	1990 Census Households	1,297	4,280	9,699
	Historical Annual Growth 1990 to 2000	7.53%	5.72%	5.42%
	Historical Annual Growth 2000 to 2010	4.83%	4.21%	4.43%
	Estimated Annual Growth 2010 to 2023	0.94%	1.41%	1.33%
	Projected Annual Growth 2023 to 2028	2.44%	2.62%	1.91%
	Population per Household	2.85	2.83	2.84
Population by Race	White	61.4%	64.7%	69.1%
	Black or African American	10.7%	8.8%	5.6%
	Asian & Pacific Islander	12.3%	9.3%	10.8%
	Other Races	6.3%	6.8%	5.8%
	Hispanic Population	9.3%	10.4%	8.6%
Income	Average Household Income	\$104,193	\$112,569	\$151,353
	Median Household Income	\$88,667	\$95,841	\$118,441
	Per Capita Income	\$36,554	\$39,484	\$52,980
Education (Age 25+)	Elementary	5.2%	4.4%	3.2%
	Some High School	4.7%	3.9%	2.7%
	High School Graduate	27.9%	25.5%	19.4%
	Some College	16.7%	16.9%	15.4%
	Associates Degree Only	13.3%	13.2%	11.5%
	Bachelors Degree Only	21.9%	25.0%	32.9%
	Graduate Degree	10.2%	11.1%	15.0%
Business	Number of Businesses	303	1,188	2,168
	Total Number of Employees	6,066	23,172	38,098
	Employees per Business	20.01	19.50	17.57
	Residential Population per Business	46.15	33.24	40.44

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