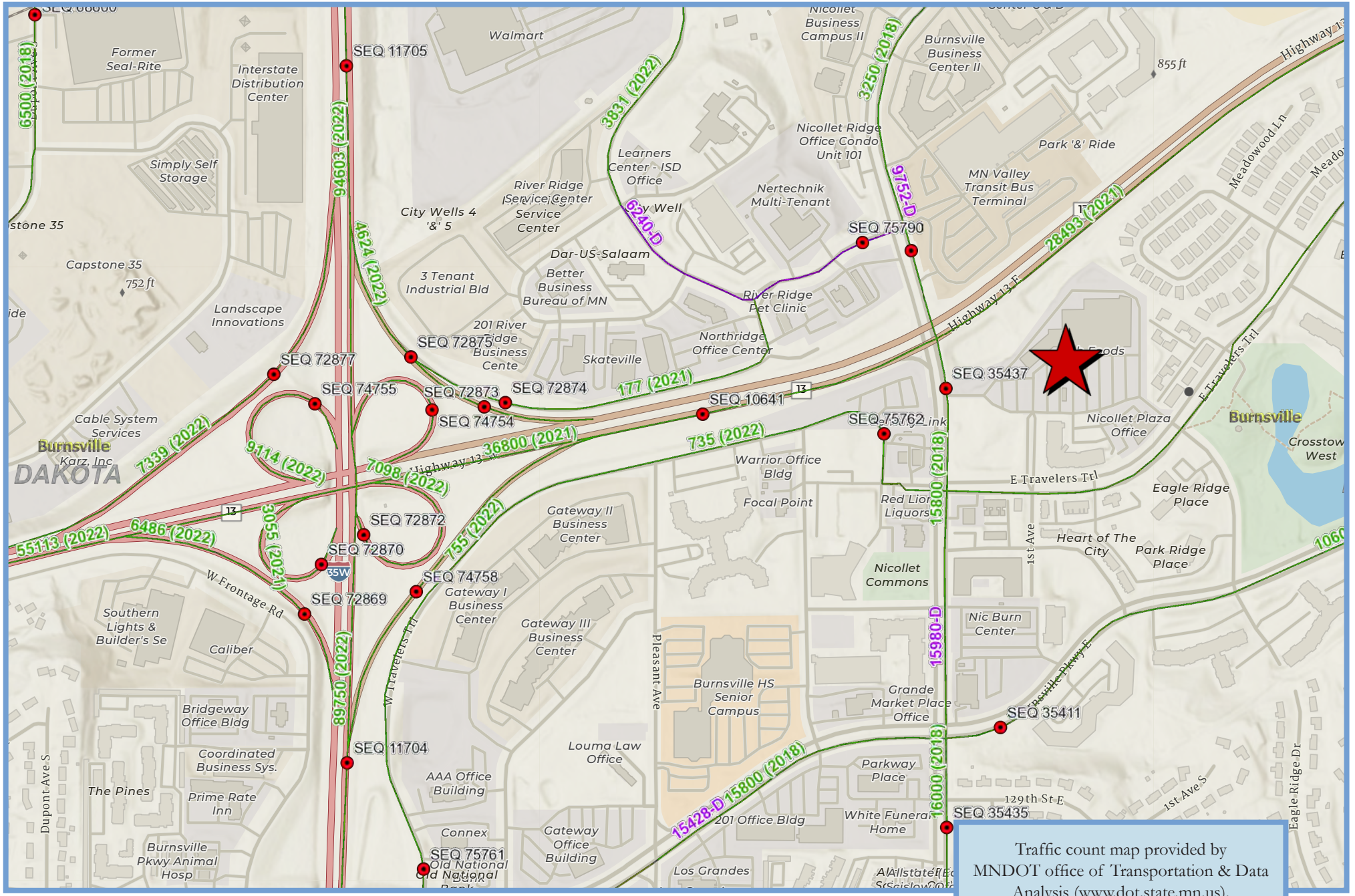
hj development

TRAFFIC COUNT INFORMATION | NICOLLET PLAZA

Highway 13 & Nicollet Avenue | Burnsville, MN 55337



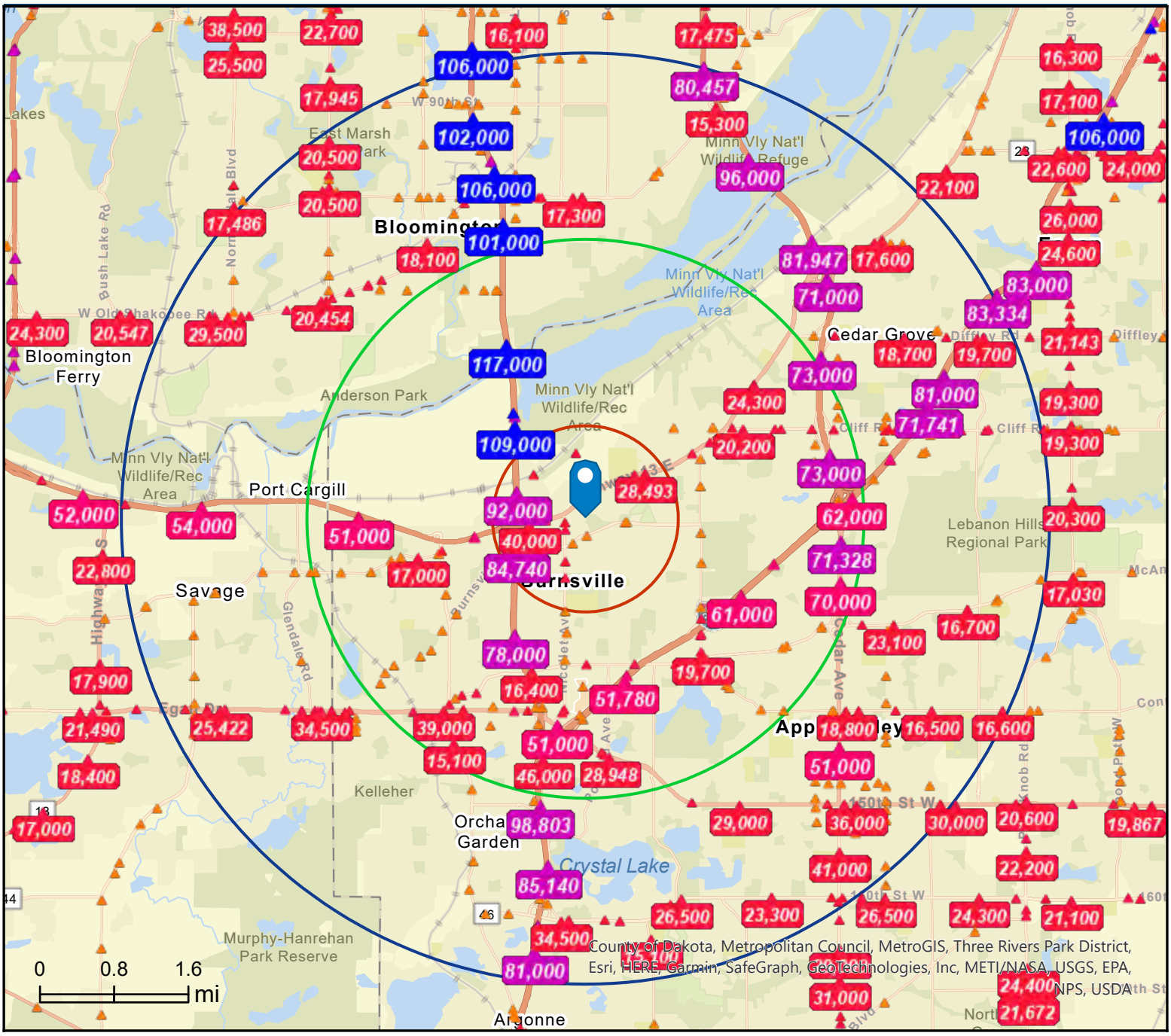
Traffic count map provided by MNDOT office of Transportation & Data Analysis (www.dot.state.mn.us).

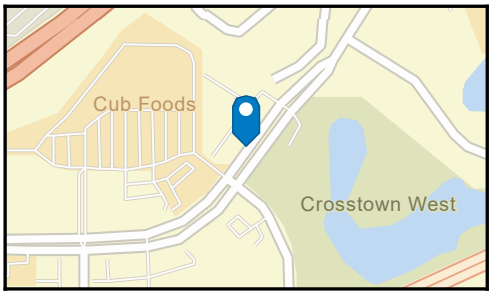
Chris Moe, CCIM • Brian Merz | 952-476-9400 | hjdevelopment.com

Traffic Count Map

Nicollet Plaza
200 E Travelers Trl, Burnsville, Minnesota, 55337
Rings: 1, 3, 5 mile radii

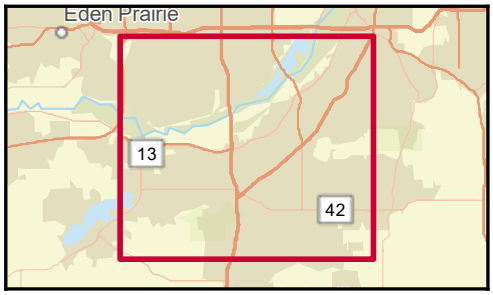
Prepared by HJ Development
Latitude: 44.77634
Longitude: -93.27324





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

July 29, 2023

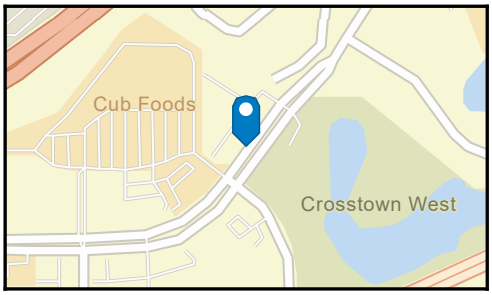
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Traffic Count Map - Close Up

Nicollet Plaza
200 E Travelers Trl, Burnsville, Minnesota, 55337
Rings: 1, 3, 5 mile radii

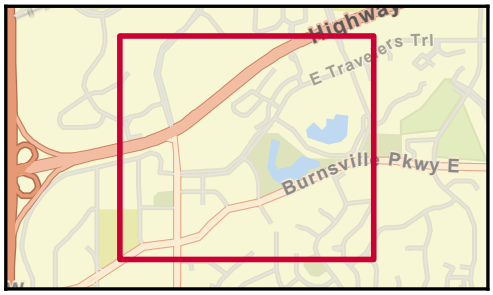
Prepared by HJ Development
Latitude: 44.77634
Longitude: -93.27324





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

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Traffic Count Profile

Nicollet Plaza
200 E Travelers Trl, Burnsville, Minnesota, 55337
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 44.77634
Longitude: -93.27324

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.18	East Burnsville Parkway	Eagle Ridge Dr (0.03 miles NE)	2018	10,600
0.23	Nicollet Ave	Travelers Trl W (0.04 miles S)	2015	16,000
0.24	Nicollet Avenue South	125th St (0.02 miles S)	2018	15,800
0.27	Nicollet Ave	River Ridge Blvd (0.02 miles S)	2014	3,200
0.30	E Burnsville Pkwy	W Burnsville Pkwy (0.09 miles W)	2015	11,300
0.40	Portland Ave	E Travelers Trl (0.07 miles NW)	2018	3,550
0.41	Nicollet Avenue South	Wood Lake Dr (0.1 miles NE)	2018	3,250
0.43	East Burnsville Parkway	Portland Ave (0.07 miles W)	2018	10,500
0.43	MN 13	Co Rd 5 (0.14 miles E)	2021	36,800
0.44	State Hwy 13	Nicollet Ave (0.21 miles E)	2015	35,500
0.44	E Burnsville Pkwy	Portland Ave (0.08 miles W)	2014	10,400
0.51	Nicollet Ave	E 129th St (0.11 miles N)	2015	16,600
0.56	Nicollet Ave	Wood Lake Dr (0.11 miles S)	2010	3,200
0.60	CON 83	River Ridge Cir N (0.08 miles N)	2021	177
0.61	E 130th St	Nicollet Ave (0.05 miles W)	2014	2,450
0.61	State Highway 13	River Ridge Cir N (0.13 miles N)	2019	40,000
0.62	CON 5091	River Ridge Cir N (0.09 miles NE)	2021	3,903
0.63	E 130th St	Portland Ave (0.03 miles E)	2018	3,050
0.67	Nicollet Avenue South	Heritage Cir N (0.01 miles SW)	2018	16,000
0.69	CON 5552	I- 35 (0.11 miles SW)	2021	4,080
0.69	Portland Ave	Hwy 13 E (0.27 miles S)	2018	1,700
0.69	W Burnsville Pkwy	Gateway Blvd (0.07 miles W)	2018	15,800
0.70	Hwy 13 E	12th Ave S (0.21 miles E)	2015	29,500
0.71	Cliff Rd	Nicollet Ave (0.12 miles SW)	2019	15,100
0.73	Cliff Rd	Clif Rd (0.09 miles W)	2016	16,100
0.74	CON 2889	I- 35 (0.04 miles N)	2021	6,804
0.75	Parkwood Dr	Thoreau Dr (0.1 miles NW)	2018	3,950
0.76	Parkwood Dr	Birnamwood Dr (0.06 miles SW)	2018	5,200
0.78	CON 5297	State Hwy 13 (0.07 miles N)	2021	3,055
0.79	I- 35	Hwy 13 (0.32 miles S)	2017	96,000

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
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