

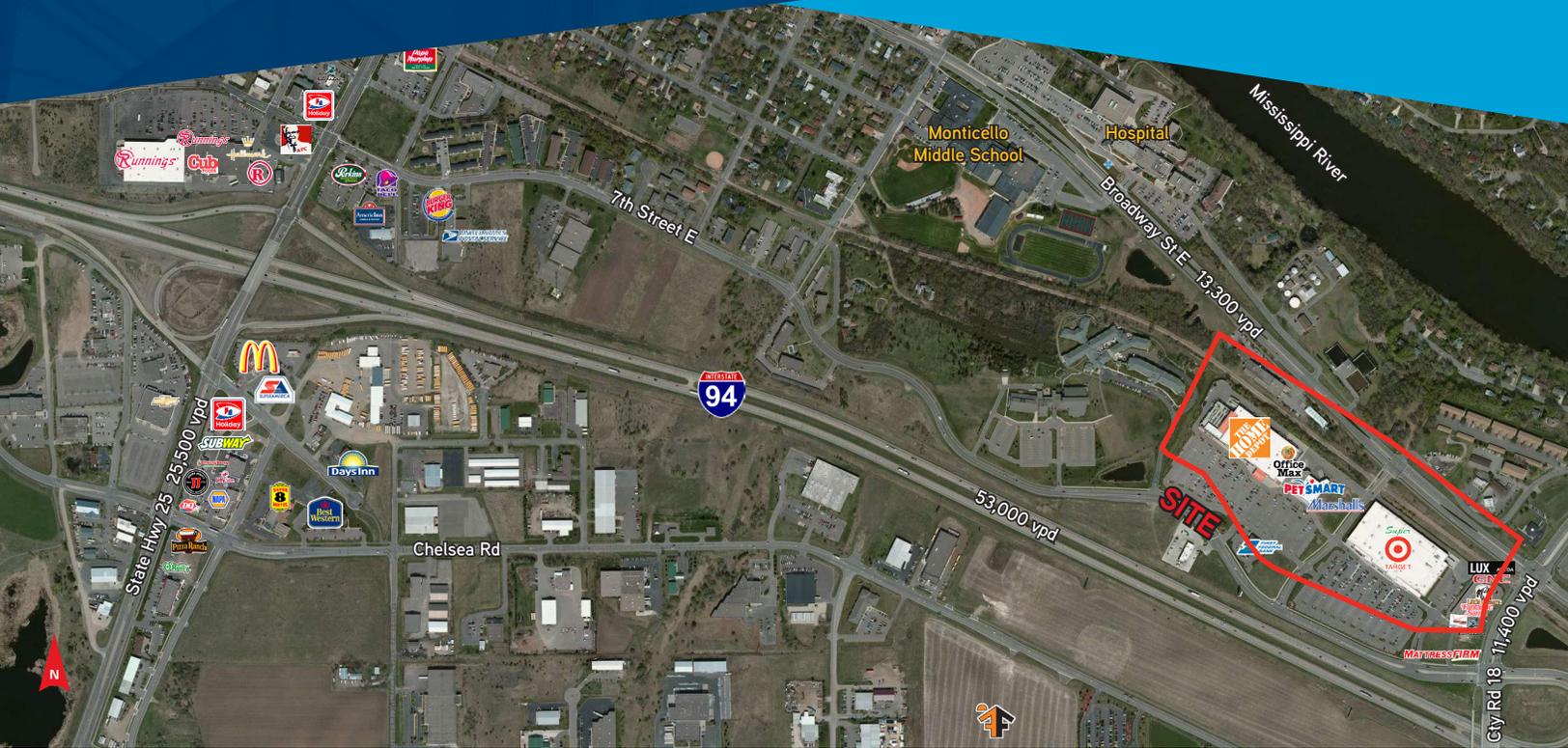
RETAIL SPACE FOR LEASE | OUTLOTS FOR SALE

Union Crossings

NWC of I-94 and CR 18 | Monticello, MN 55362



Accelerating success.



1523 7th St E 1,838 RSF	1531 7th St E 3,085 RSF	AVAILABLE FOR LEASE 1535-1539 7th St E 1,837 RSF 1,795 USF	Fantastic Sams	AVAILABLE FOR LEASE 1547-1559 7th St E 2,247 RSF 2,196 USF	AVAILABLE FOR LEASE 1567 7th St E 1,235 RSF 1,206 USF	GNC	LUX AVEVA
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OWNED BY:



MANAGED BY:



CONTACT US

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Site Information

Location Northwest Corner of I-94 and County Road 18 (Fenning Avenue) in Monticello, Minnesota
Description SuperTarget / Home Depot Anchored Shopping Center
Zoning Retail

AVAILABLE:

For Sale 0.66, 0.95, 1.09, 1.27 and 1.54 Acre Outlots
For Lease 1,206 - 2,196 SF

DEMOGRAPHICS:

	1 Mile	5 Miles	10 Miles
Population	4,663	29,753	104,276
Median HH Income	\$61,116	\$58,397	\$67,756
Average HH Income	\$68,337	\$67,626	\$79,236

TRAFFIC COUNTS:

- > **I-94:** 53,000 cars per day
- > **County Road 18:** 11,400 cars per day

** Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars*

2018 EXPENSES:

Retail Building A	
CAM	\$4.53 PSF
Taxes	\$3.27 PSF
Total Estimated	\$7.80 PSF

CENTER TENANTS:

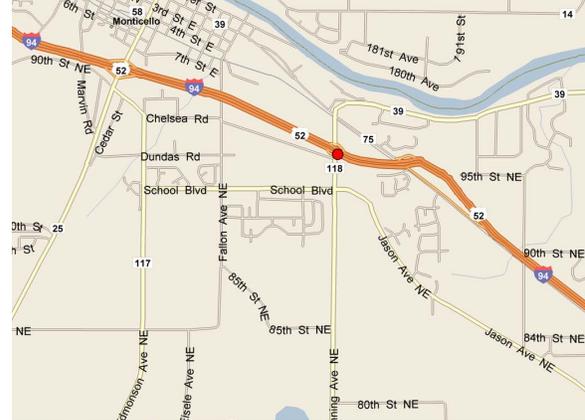
- > Home Depot
- > Office Max
- > Fantastic Sams
- > Little Caesars
- > Super Target
- > LUX Aveda
- > First Federal Bank
- > Mattress Firm
- > GNC
- > Marshalls
- > Caribou Coffee

AREA TENANTS:

- > Runnings
- > Cub Foods
- > Wal-Mart

COMMENTS:

Prominent SuperTarget, Home Depot, Marshalls and Office Max anchored shopping center fronts I-94, the fastest growing corridor in Minnesota. Prime outlots available and strip retail space for lease. Conveniently located at the I-94 and County Road 18 interchange.



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