

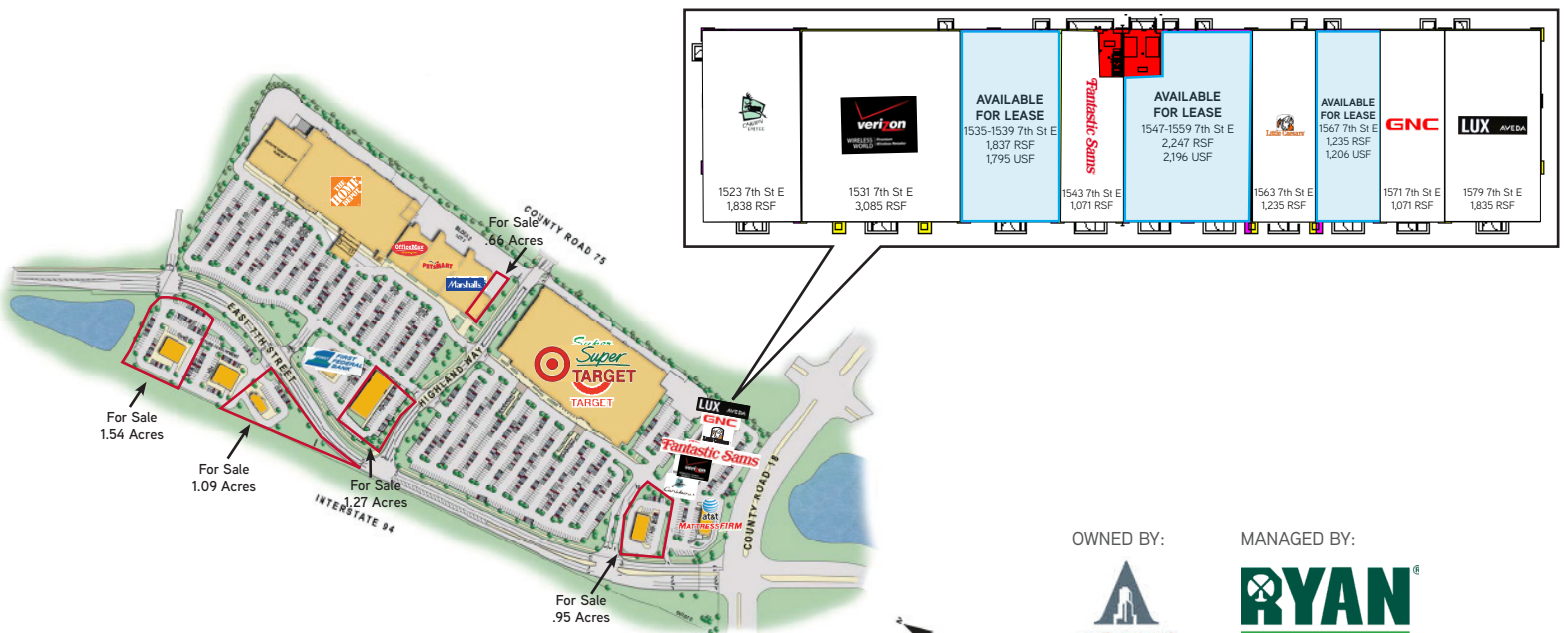
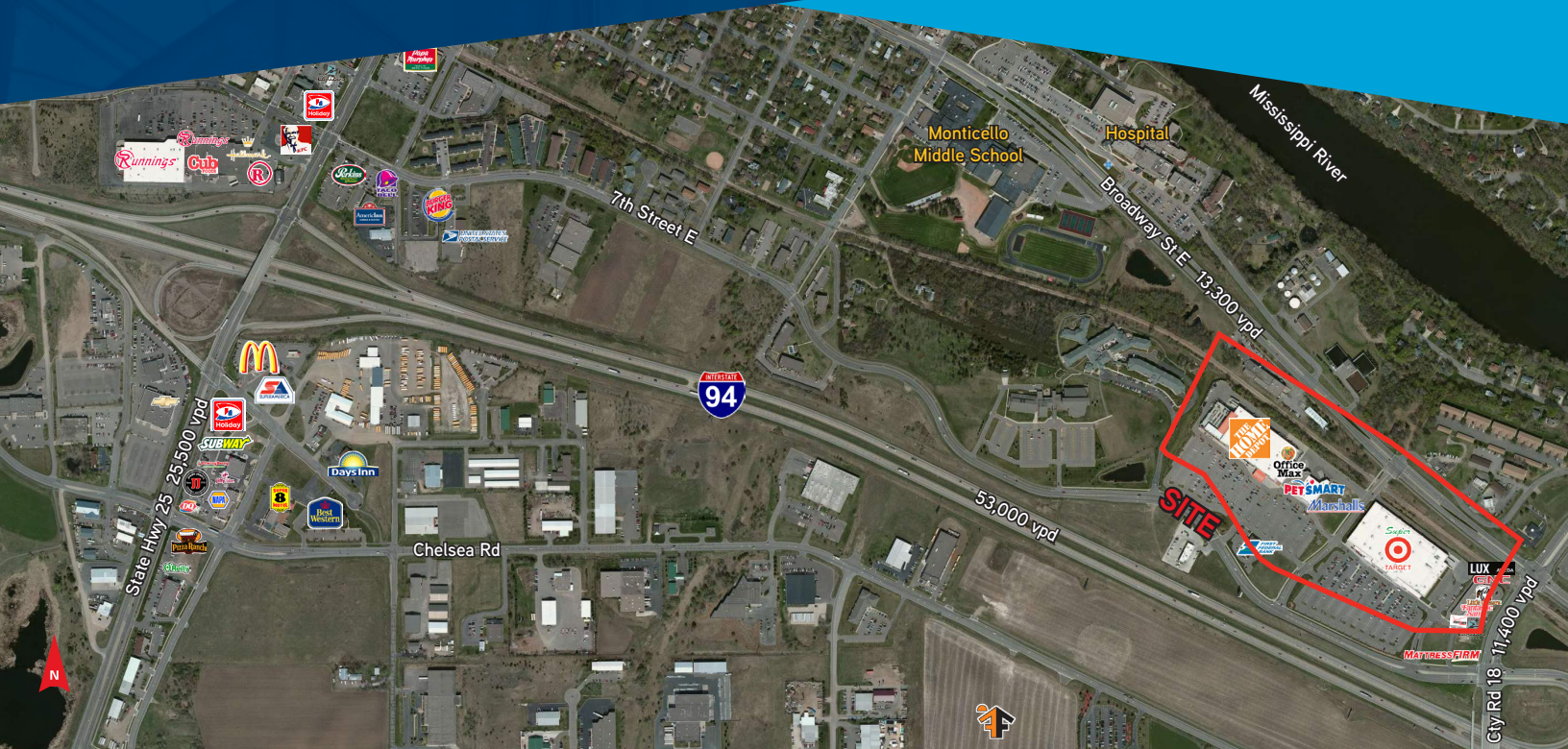
RETAIL SPACE FOR LEASE | OUTLOTS FOR SALE

# Union Crossings

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



Accelerating success.



## 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
<b>Total Estimated</b>	<b>\$7.80 PSF</b>

### CENTER TENANTS:

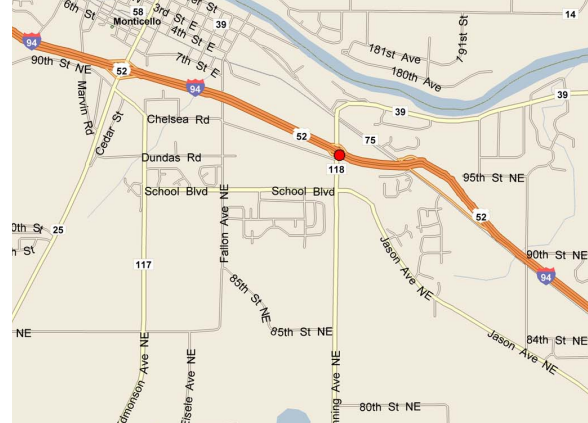
- › Home Depot
- › Office Max
- › Fantastic Sams
- › Little Caesars
- › Super Target
- › LUX Aveda
- › First Federal Bank
- › Mattress Firm
- › GNC
- › Marshalls
- › Caribou Coffee

### 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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