

FOR LEASE > RETAIL

Rockridge Center

4445 NATHAN LANE N | PLYMOUTH, MN



WELSH



Contact Us

SARA MARTIN
952 897 7723
MINNETONKA, MN
sara.martin@colliers.com

LAUREN KESSLER
952 897 7779
MINNETONKA, MN
lauren.kessler@colliers.com

PARTNER **XTEAM**
RETAIL ADVISORS

Site Information

- > **Location** 4445 Nathan Lane N | Plymouth, MN
- > **Description** Grocery Anchored Retail
- > **Year Built** 1983
- > **Center GLA** 125,213 SF
- > **Parking** 724 spaces

AVAILABLE FOR LEASE:

- > 1,416 - 2,105 SF

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	11,537	85,791	214,758
Median HH Income	\$65,047	\$67,137	\$66,736
Average HH Income	\$85,546	\$88,421	\$88,185

** Source: ESRI 2015 Est.*

TRAFFIC COUNTS:

- > Rockford Road: 26,500 vpd
- > Nathan Lane N: 8,000 vpd

** Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars*

2018 EST. CAM & REAL ESTATE TAX:

\$2.74 per square foot CAM
\$5.48 per square foot Tax
\$0.26 per square foot Insurance
\$8.48 per square foot Total

ANCHOR TENANTS:

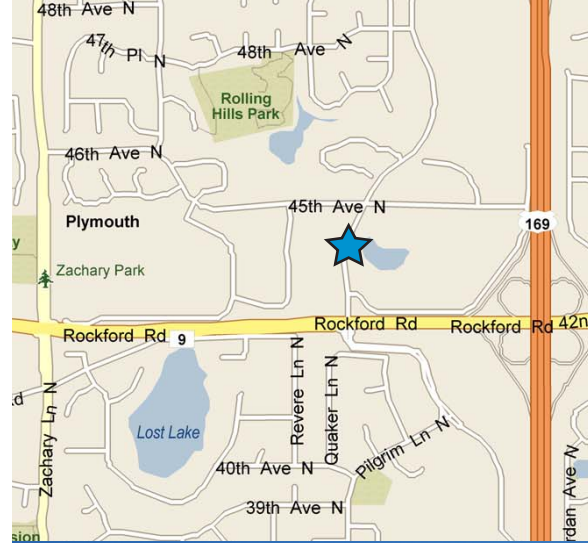
- > Cub Foods
- > Caribou Coffee
- > Snap Fitness
- > Qdoba

AREA TENANTS:

- > Wendy's
- > Taco Bell
- > Burger King
- > Quiznos
- > Great Clips
- > Holiday Gas Station

COMMENTS:

Rockridge Center is a strong grocery anchored center located just off County Road 9 and Highway 169 in Plymouth. This center is surrounded by dense residential and is the only grocery anchored center in the market. Rockridge Center offers great co-tenancy and with convenient access to Highway 169, it would be a great location for any retailer.



Contact Us

SARA MARTIN
952 897 7723
MINNETONKA, MN
sara.martin@colliers.com

LAUREN KESSLER
952 897 7779
MINNETONKA, MN
lauren.kessler@colliers.com

Owned by:

**Regency
Centers.**

WELSH | COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.welscho.com/retail
www.colliersmsp.com