

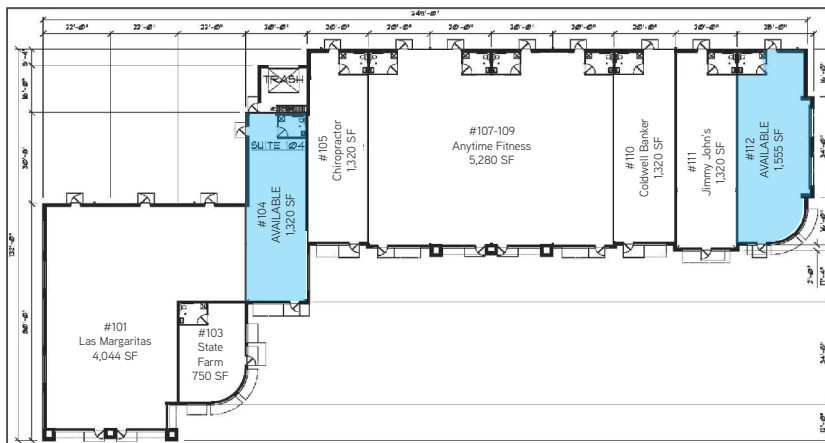
RETAIL SPACE FOR LEASE >

Shoppes at Gateway North

7750 Harkness Ave S | Cottage Grove, MN



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CONTACT US

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Site Information

- › **Location** 7750 Harkness Avenue South
- › **Description** High-end new retail development
- › **Year Opening** 2005
- › **Zoning** Retail

AVAILABLE:

1,320 SF

1,555 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	9,438	42,852	84,305
Median Household Income	\$75,096	\$79,430	\$76,629
Average Household Income	\$83,779	\$90,212	\$91,990

* Source: ESRI 2015 Est.

TRAFFIC COUNTS:

- › Highway 61/10: 41,500 vpd
- › 80th Street: 22,400 vpd
- › Hardwood Ave: 7,000 vpd

* Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars

LEASE RATE:

- › Negotiable

2015 EST EXPENSES:

\$4.70 PSF CAM

\$5.77 PSF Taxes

\$10.47 PSF Total

TENANTS:

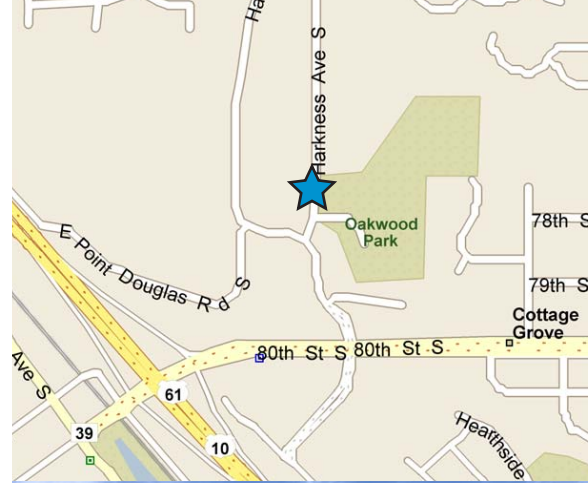
- › Las Margaritas
- › Anytime Fitness
- › Jimmy John's

AREA TENANTS:

- › Ruby Tuesday
- › Walgreens
- › Perkins
- › Kohl's
- › TCF Bank
- › Domino's Pizza
- › Merchants Bank
- › Culvers
- › Hy-Vee
- › Super America
- › Caribou Coffee

COMMENTS:

High-end center in rapidly growing Cottage Grove. Great visibility with prominent area tenants, Ruby Tuesday's, Kohl's, Anytime Fitness, Las Margaritas, Jimmy John's, and Hy-Vee.



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