

COTTAGE GROVE MARKETPLACE

8599 W. Point Douglas Road, Cottage Grove, MN 55016



OFFERING SUMMARY

AVAILABLE SF:	1,200 - 2,617 SF
LEASE RATE:	Negotiable
CAM/TAX 2022:	\$7.80 PSF
BUILDING SIZE:	12,397 SF
ZONING:	B-2

PROPERTY OVERVIEW

Excellent opportunity for, office, medical, and retail users looking to lease space in Cottage Grove. Located off of Highway 61 and Jamaica Avenue. Nearby retailers include Cub Foods, Target, Menard's, Burger King, Wendy's and Taco Bell.

Suite 400 - seven (7) private offices and open bullpen area, two (2) ADA restrooms, and conference room area. Can be subdivided.

Suite 100 - end cap, former florist shop, one (1) ADA restroom, mostly open layout.

PROPERTY HIGHLIGHTS

- Fronts W. Point Douglas Road / Highway 61 with excellent visibility
- Over 40,000 VPD Along Hwy 61
- Well established location
- Abundant foot traffic from License Center
- Highly visible signage
- 2022 CAM & Tax total: \$7.80

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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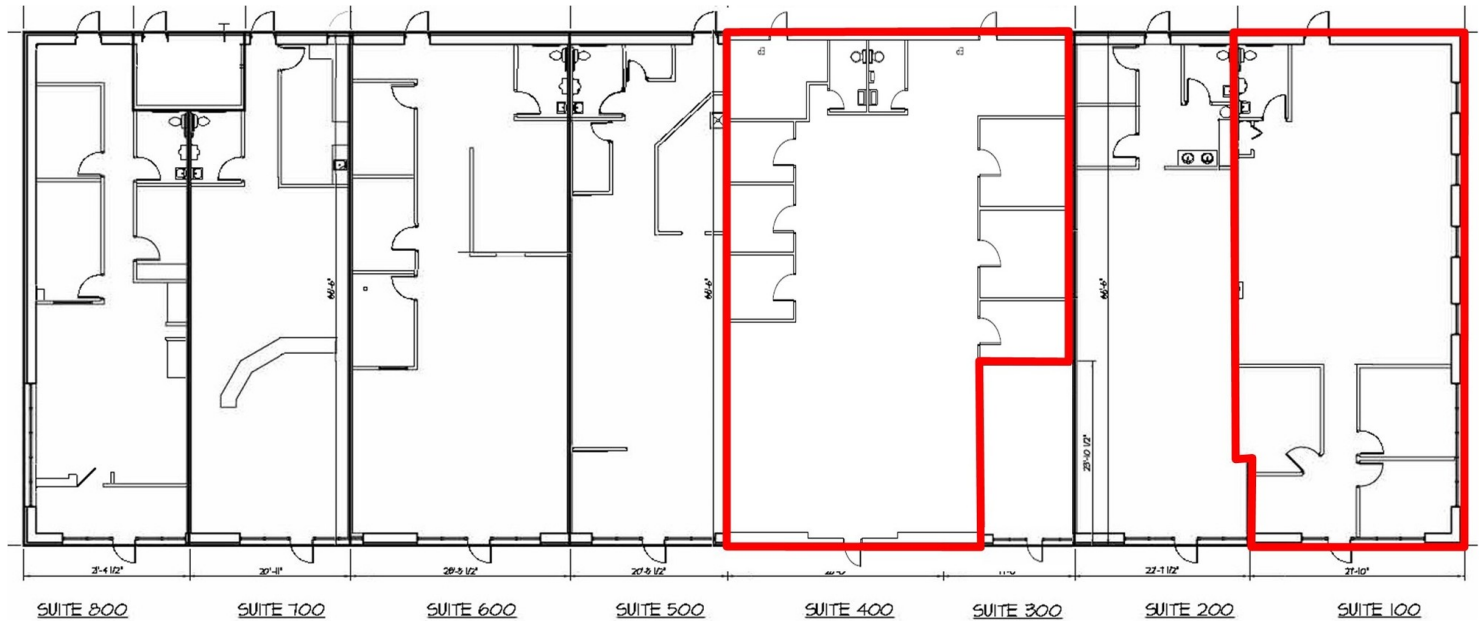
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RETAIL FOR LEASE

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 400	1,200 - 2,617 SF	Net	Negotiable	Can be subdivided
Suite 100	1,966 SF	Net	Negotiable	End-unit

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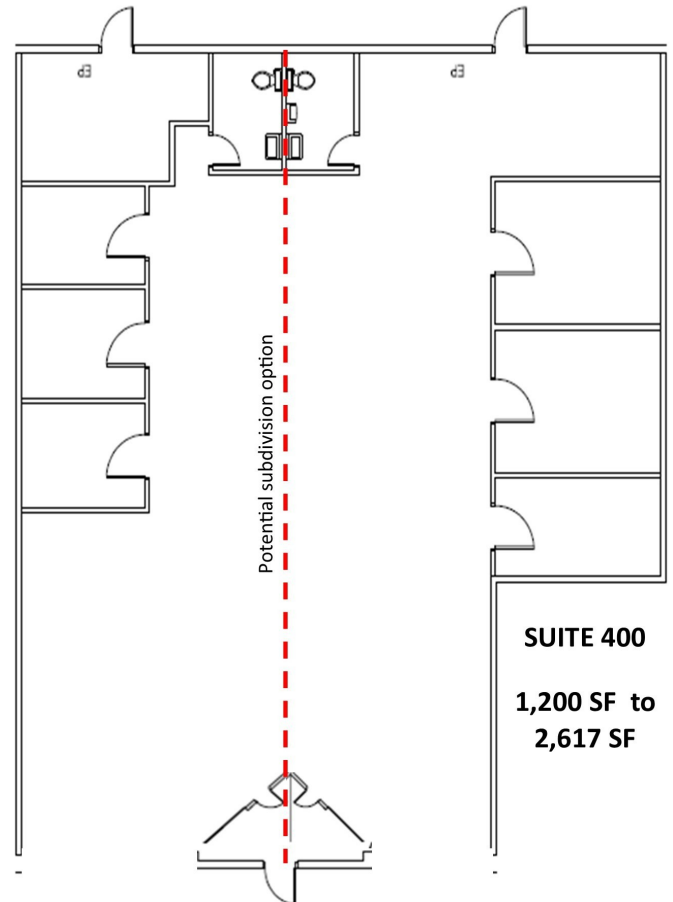
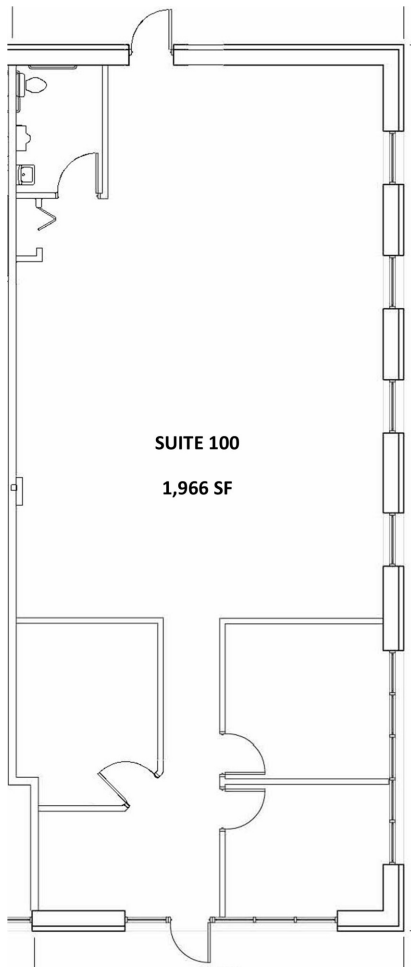
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Suite 100 1,966 SF - End Unit Space

Suite 400 Can Subdivide From 1,200 SF Up To 2,617 SF



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DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Households	6,098	11,129	21,478
Total Population	17,749	32,840	62,255
Average HH Income	\$84,948	\$87,753	\$89,721

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