

RETAIL FOR LEASE

NEW JORDAN | HIGHWAY 169 RETAIL DEVELOPMENT

225-245 Triangle Lane North, Jordan, MN 55352



① West Building - SE View
12" = 1'-0"



② West Building - NE View
12" = 1'-0"



③ View 1
12" = 1'-0"



④ Highway View
12" = 1'-0"

AVAILABLE SF: 1,400 - 5,000 SF | Each Building

LEASE RATE: Negotiable | NNN

BUILDING SIZE: 10,000 SF | 2 Buildings

YEAR BUILT: 2017

ZONING: Retail | Commercial

PROPERTY OVERVIEW

PRE-LEASING. New Retail Development with drive-thru opportunity. End-cap and Inline space available for a variety of retail and service related businesses. Join one of the top producing Holiday Gas & Convenience Stores, recently updated McDonald's & newly constructed Taco Bell directly on Highway 169 in Jordan, MN. Controlled intersection from Highway 169 with easy access to property site on Triangle Lane N.

PROPERTY FEATURES

- 22,000 - 31,000 Vehicles Per Day on Highway 169
- MAXIMUM visibility, exposure & signage for your business.
- 2 Drive-Thru Bays
- 2 retail buildings plus possible Outlot opportunities for stand alone retail businesses.
- Bays as small as 1,400 SF and up to ~ 5,000 SF each building.
- Excellent signage available including building & pylon

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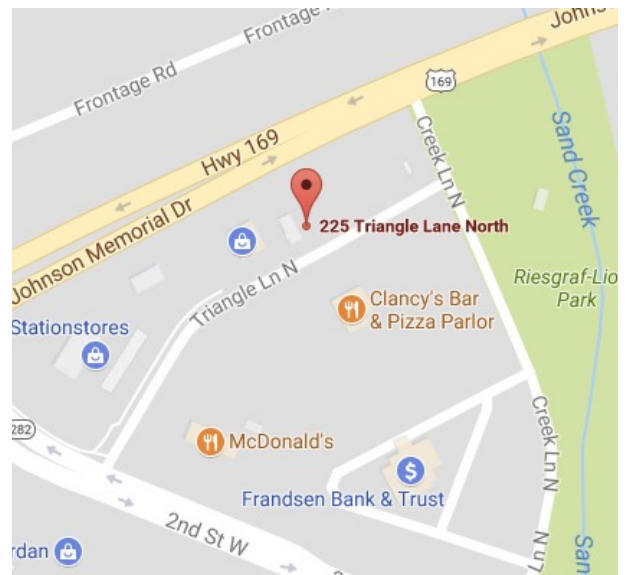
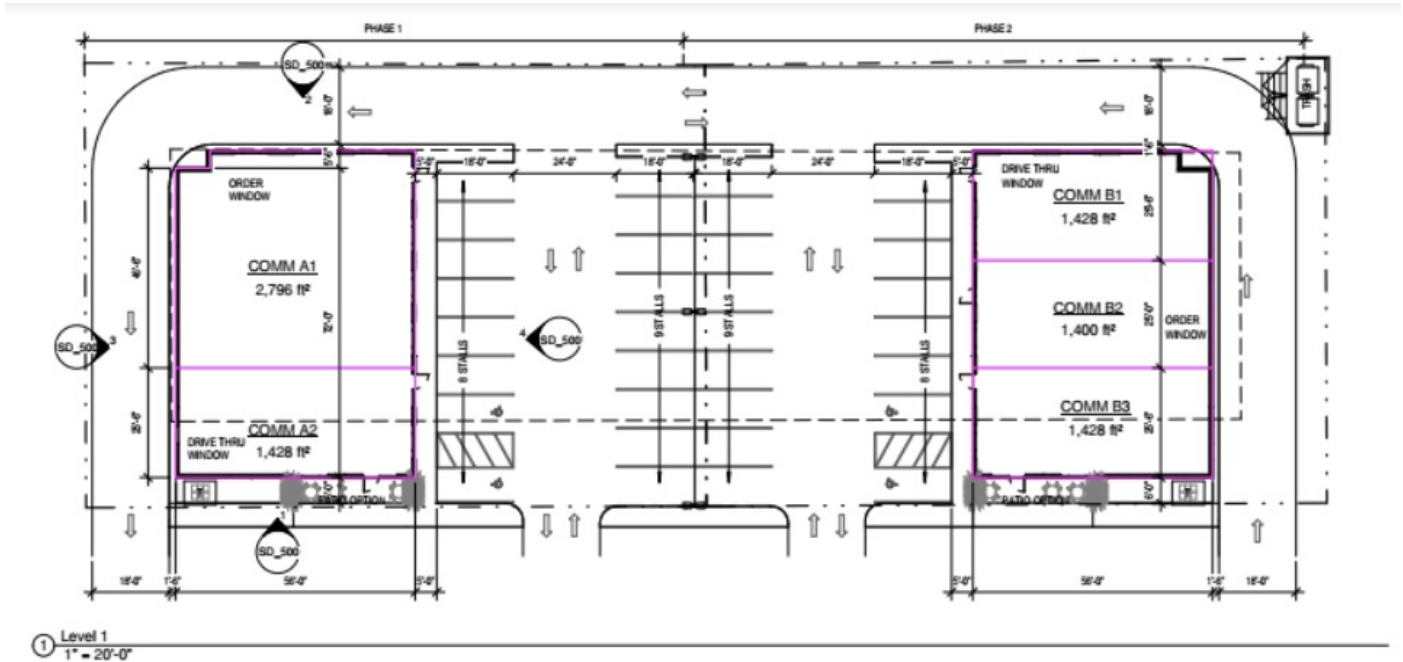
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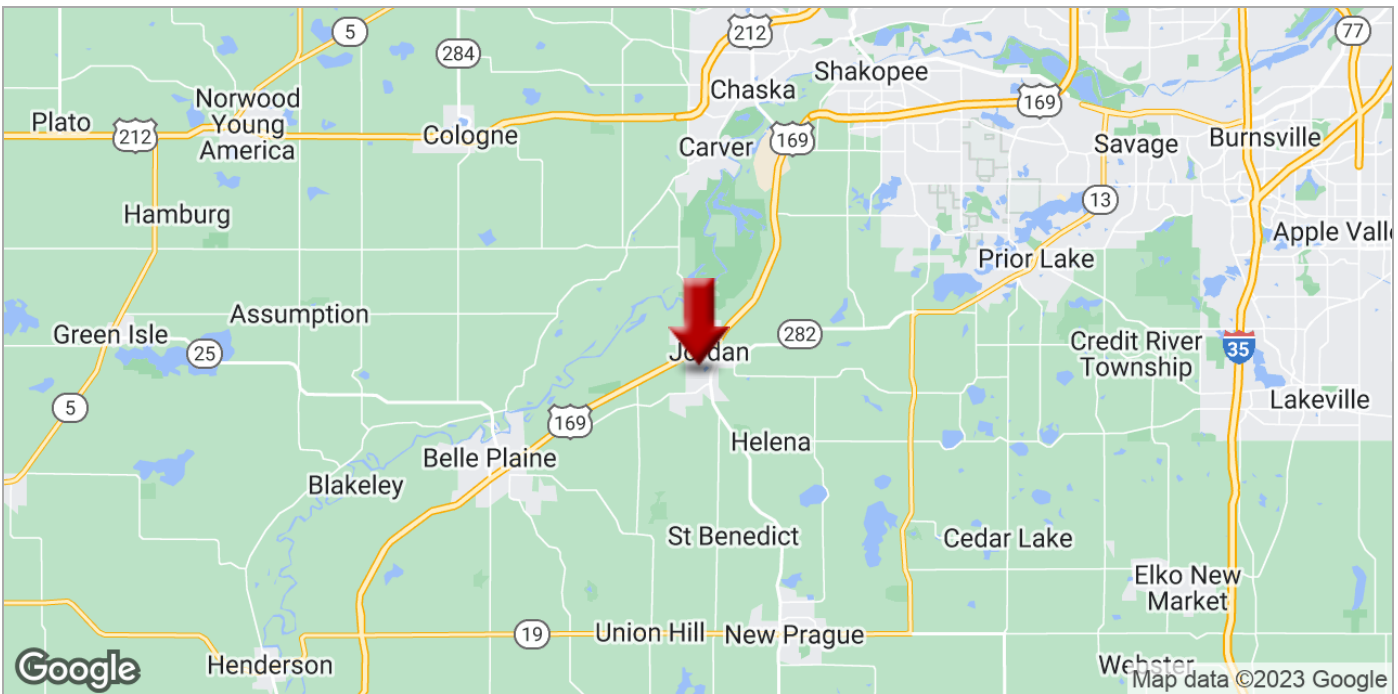
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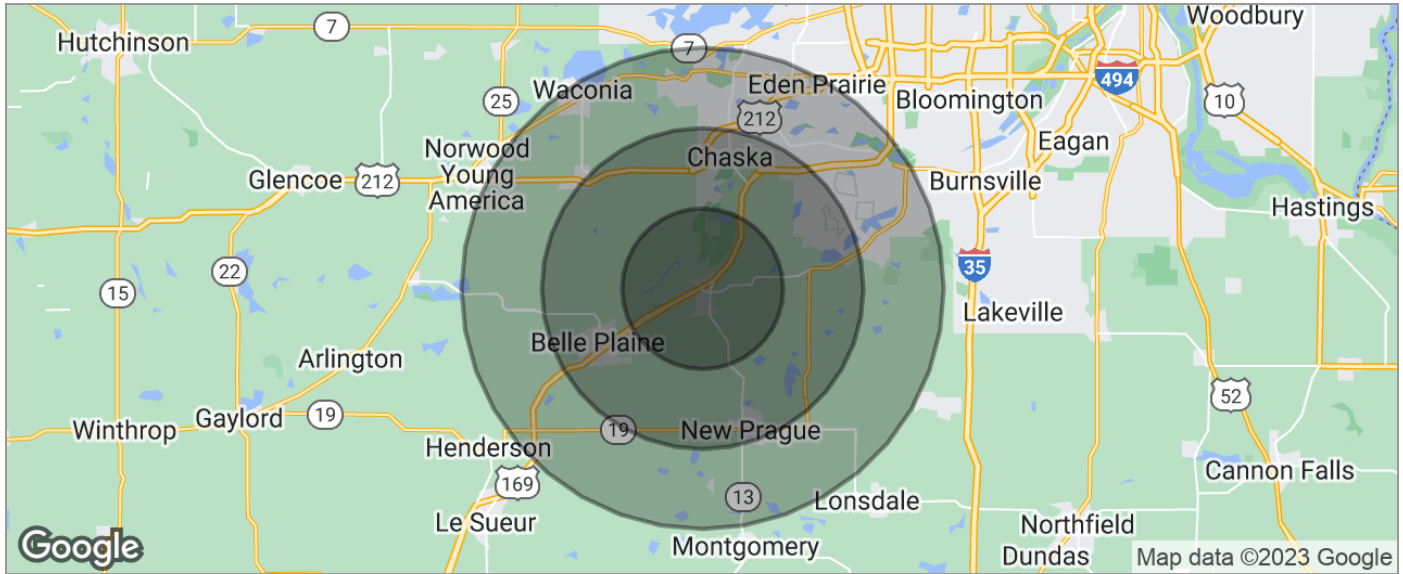
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POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	10,478	55,673	177,624
MEDIAN AGE	35.2	33.6	34.9
MEDIAN AGE (MALE)	35.7	33.2	34.5
MEDIAN AGE (FEMALE)	35.0	34.1	35.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	3,627	19,695	62,467
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$82,649	\$81,354	\$99,076
AVERAGE HOUSE VALUE	\$301,752	\$310,289	\$349,149
RACE	5 MILES	10 MILES	15 MILES
% WHITE	93.0%	90.7%	90.0%
% BLACK	0.6%	1.4%	1.9%
% ASIAN	3.6%	4.1%	4.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.3%
% OTHER	0.7%	2.0%	1.7%
ETHNICITY	5 MILES	10 MILES	15 MILES
% HISPANIC	2.2%	6.3%	4.8%

* Demographic data derived from 2020 ACS - US Census

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④ West Building - East Elevation
3/32" = 1'-0"



① West Building - South Elevation
3/32" = 1'-0"



③ West Building - West Elevation
3/32" = 1'-0"



② West Building - North Elevation
3/32" = 1'-0"

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
225 Triangle Lane North	NEW CONSTRUCTION Pre-Leasing	NEGOTIABLE	NNN	1,400 - 5,000 SF	Leased
245 Triangle Lane North	NEW CONSTRUCTION Pre-Leasing	NEGOTIABLE	NNN	1,400 - 5,000 SF	Leased

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JORDAN, MN

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PRESENTED BY:

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