

## RETAIL FOR LEASE

# WESTROCK SHOPPING CENTER

8910 Walnut Street, Rockford, MN 55373



### AVAILABLE SF:

LEASE RATE: N/A

TAX & CAM: Tax: \$1.26  
CAM: \$2.06  
Total: \$3.32/SF

LOT SIZE: 4.68 Acres

BUILDING SIZE: 48,735 SF

### PROPERTY OVERVIEW

Spaces available for lease at Rockford Mall.

### PROPERTY FEATURES

- Hwy 55 exposure
- Ample parking
- New management
- New exterior facade
- New HVAC systems
- Tax increment, tax incentives and low income financing is available through the state and the city

**KW COMMERCIAL**  
13100 Wayzata Blvd.,  
Suite 400  
Minnetonka, MN 55305

**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
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**Lease Rate:** N/A **Total Space**

**Lease Type:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 550	\$6.00 - 10.00 SF/YR	NNN	2,600 SF	Leased
Suite 800	\$6.00 - 10.00 SF/YR	NNN	4,285 SF	Leased
Suite 900	\$6.00 - 10.00 SF/YR	NNN	1,929 - 13,209 SF	Leased
Suite 950	\$6.00 - 10.00 SF/YR	NNN	10,280 - 13,209 SF	Leased

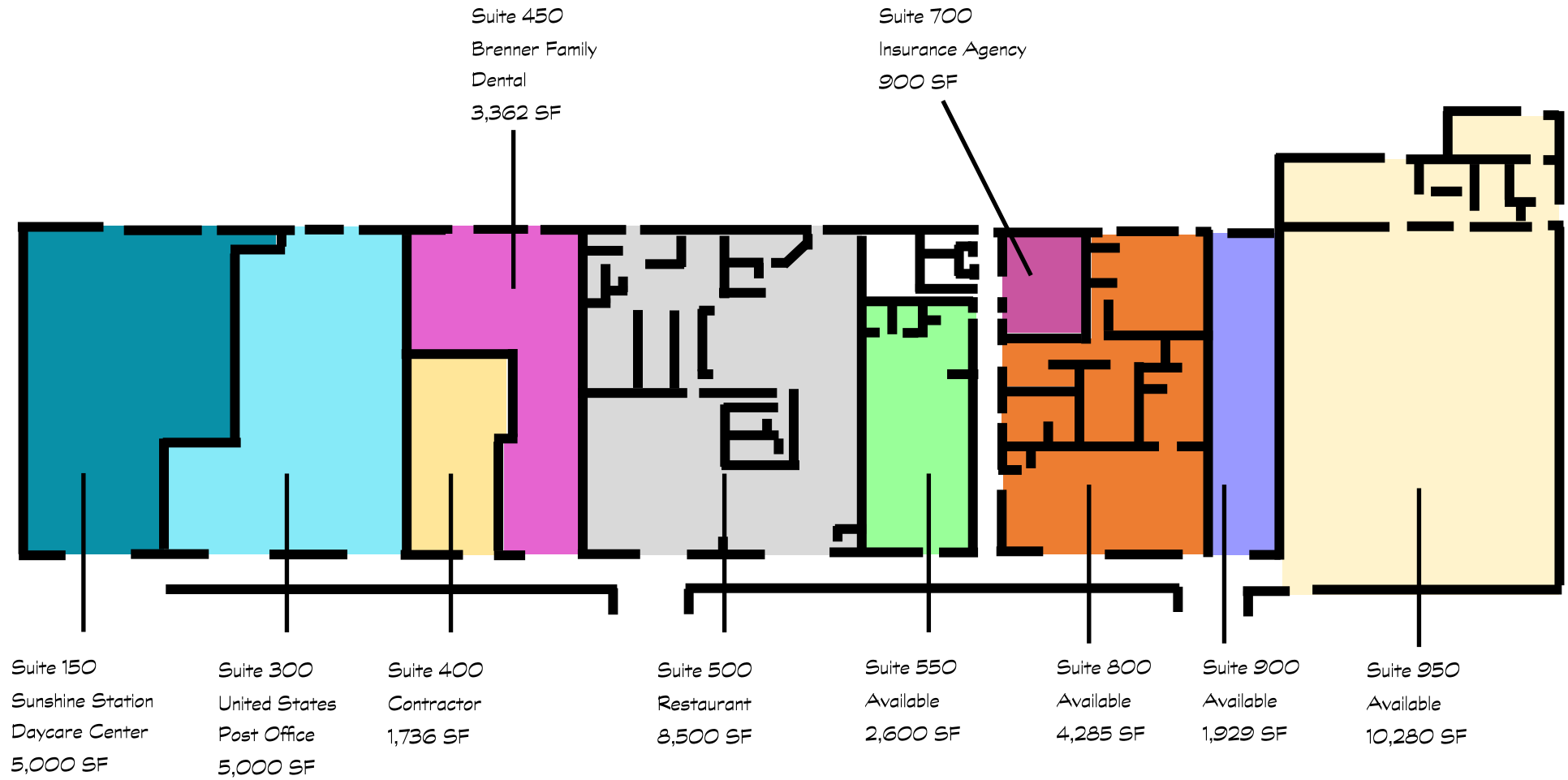
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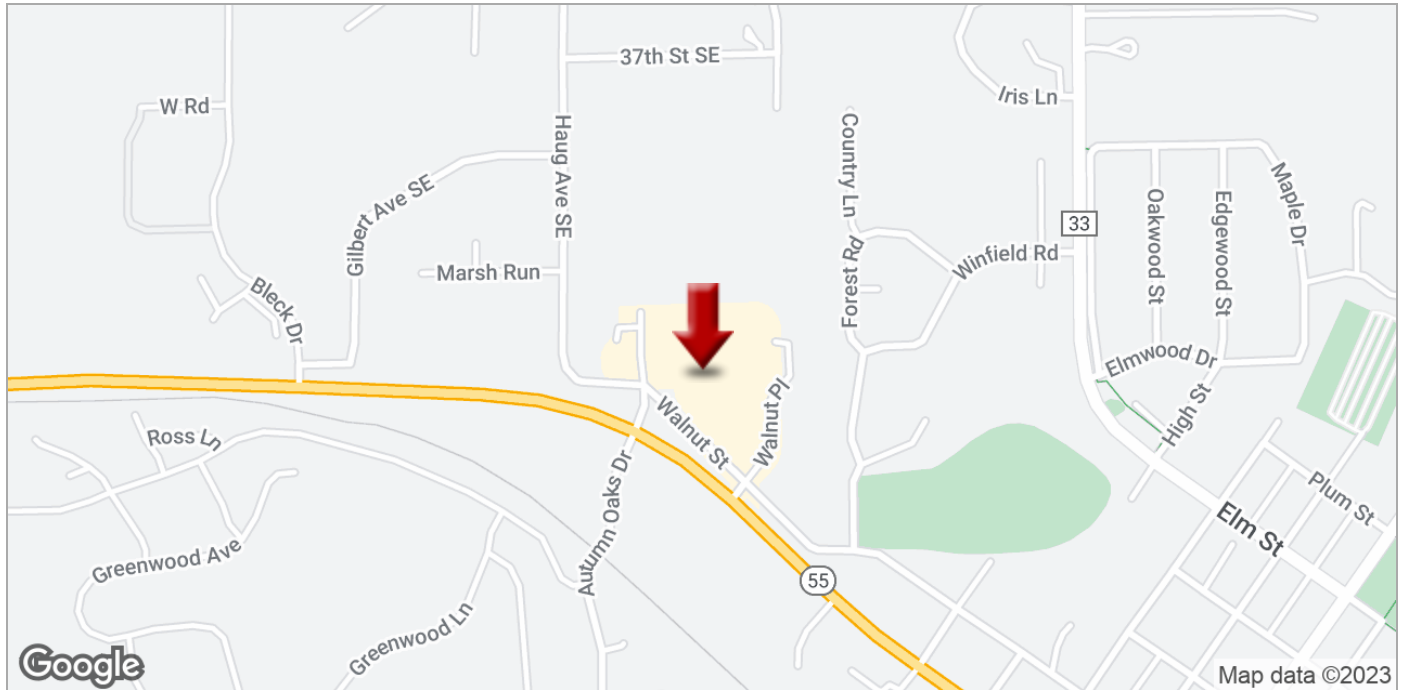
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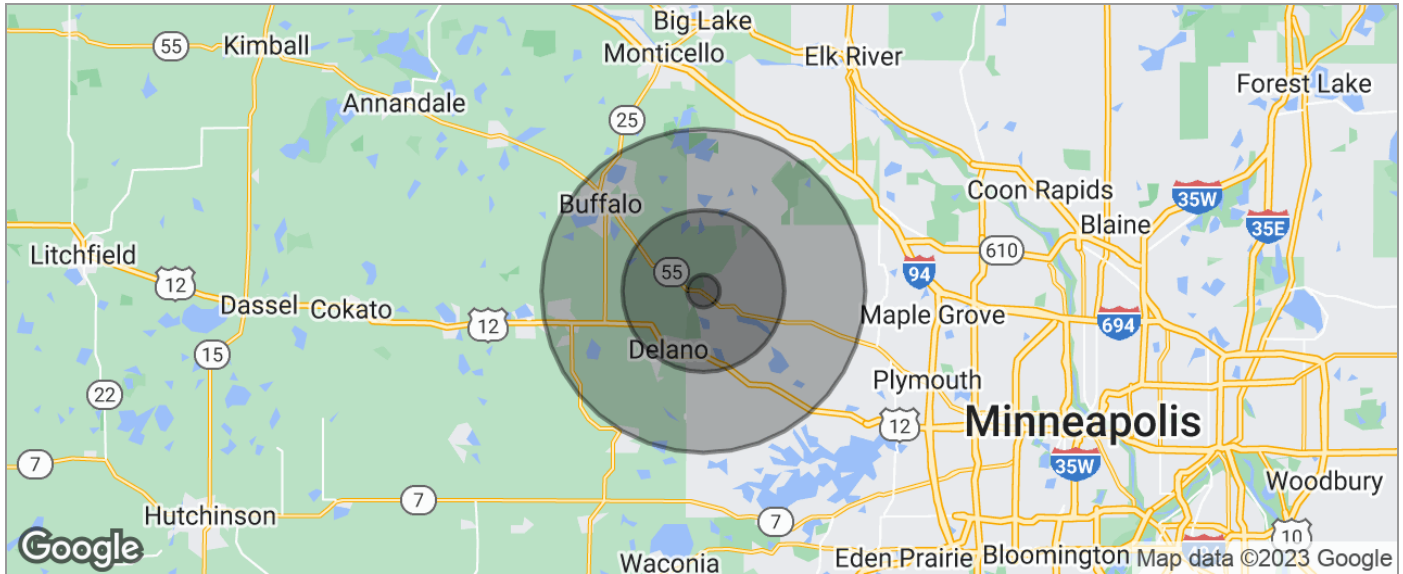
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	586	13,656	73,188
MEDIAN AGE	34.7	37.0	36.0
MEDIAN AGE (MALE)	35.3	36.7	35.4
MEDIAN AGE (FEMALE)	34.2	37.1	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	227	5,066	26,347
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$74,945	\$89,149	\$93,100
AVERAGE HOUSE VALUE	\$275,061	\$287,180	\$303,908
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.4%	96.3%	94.8%
% BLACK	0.5%	0.7%	1.4%
% ASIAN	0.5%	0.8%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.9%	1.3%	0.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.5%	1.6%	2.1%

\* Demographic data derived from 2020 ACS - US Census

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