

HIGHLAND RETAIL CENTER

609 Jefferson Ave SW, Watertown, Minnesota, 55388



GENERAL INFORMATION

- New Development Retail Building (2015)
- Three (3) Bays Totaling 3,780 SF Available
- Available Immediately!
- Retail / Office Space from 780 SF to 3,780 SF
- SUBWAY Anchored Center
- Strong Local Ownership & Management
- Ample Surface Parking
- Located on MN State HWY 25 with 4,500 VPD
- **Rare Opportunity to Lease New Construction in Watertown!**

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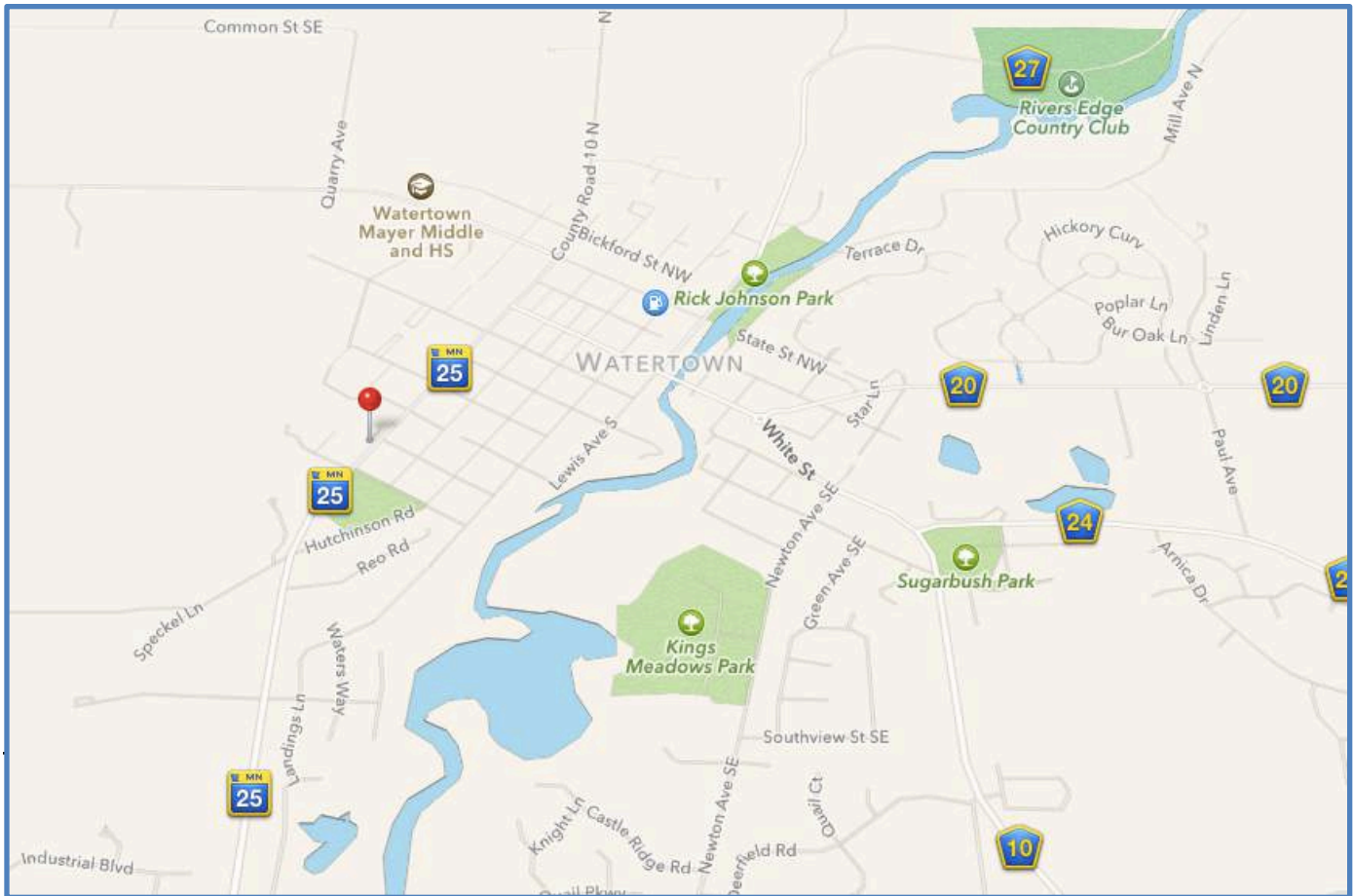
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OVERVIEW

Highland Retail Center is the newest commercial project in Watertown, Minnesota. Developed by Erhard Properties, Highland Retail Center features a total of four (4) Retail or Office units anchored by SUBWAY.

Preleasing is currently taking place. Get in early to have your space designed to your business specifications. SUBWAY is open for business, and adjacent units are ready for build out.

Highland Retail Center is located on MN State HWY 25, with a traffic count of 4,500 VPD drawing from Watertown, Waconia, Mayer, Delano, St. Bonifacius, & Montrose.

Contact Brokers for additional information.

LEASE RATES - RETAIL

Base Rent: \$15.00-\$17.00/SF Net
 Tax & CAM: Call Broker
 Lease Term: 4-10 Years

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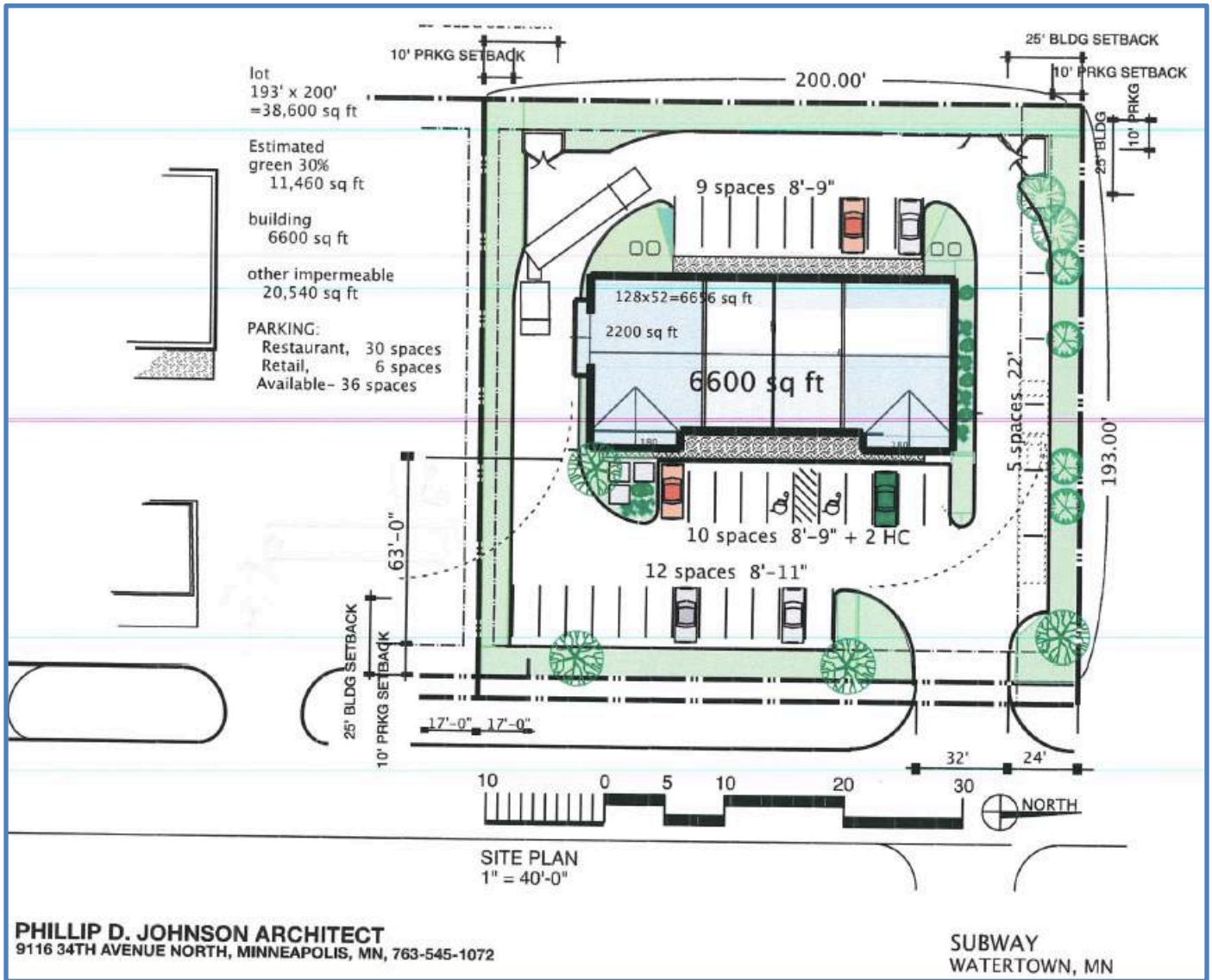


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SITE PLAN – RETAIL / OFFICE

- Unit 101 – 780 SF*
- Unit 102 – 950 SF*
- Unit 103 – 2050 SF*

*May Be Combined for 1,730 SF or 3,780 SF



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AERIAL



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