



# **OVERVIEW**





### PROPERTY INFORMATION

• Location: 8711 E Point Douglas Rd S | Cottage Grove

• Description: Target-anchored retail center

Retail GLA: 29,417 sfParking: 180 spaces



### **AVAILABLE**

**ASKING RATES** 

1,100 sf | Suite 108
 Negotiable

• \$10.50 psf 2023 est. CAM/Tax



### **DEMOGRAPHICS**

Radius:	1 Mile	3 Mile	5 Mile
Population	5,883	38,653	61,320
Daytime Population	5,638	28,570	44,780
Average HH Income	\$116,071	\$130,091	\$139,787
Median HH Income	\$100,612	\$105,494	\$110,084

<sup>\*</sup> Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars



#### **COMMENTS**

- Great visibility from Highway 61
- High traffic regional center with diverse and returncustomer tenant mix that provides long-term stability
- Adjacent to newly renovated Target, newly opened
  Orange Theory Fitness, as well as Menards, Walmart, Cub
  Foods and Aldi

Full property information @ cottagegroveplaza.com







## TRAFFIC COUNTS

20,500 vpd on Jamaica Ave S

24,300 vpd on Highway 61

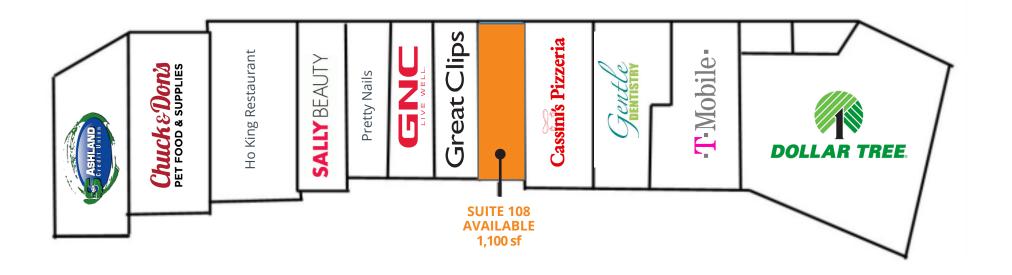
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## **OVERALL SITE PLAN**



Cottage Grove Plaza



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## **COTTAGE GROVE TRADE AREA**



## Cottage Grove Plaza

