

RETAIL FOR LEASE

# THE SHOPPES AT ALMAR VILLAGE

SWC of County Rd 19 & 70th Street | Cottage Grove, MN 55016



TRANSWESTERN

REAL ESTATE  
SERVICES



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# PROPERTY OVERVIEW

## The Shoppes at Almar Village

### PROPERTY DETAILS

- Location: 7155 Jorgensen Lane S | Cottage Grove, MN
- GLA: 18,078 sq. ft.
- Parking: 120 surface spaces (8.39:1000)
- Available: Now

### AVAILABLE FOR LEASE

- 1,250 sf In-line space
- \$18.00 - \$20.00 psf Rental Rates
- \$11.09 psf CAM & Taxes (2022 est.)

### TRAFFIC COUNTS

- 5,300 vpd - 70th Street S
- 6,100 vpd - Cty Rd 19

### DEMOGRAPHICS

Radius:	2 Mile	5 Mile	10 Mile
Population	16,460	85,280	288,896
Average HH Income	\$134,717	\$135,906	\$107,654
Median HH Income	\$114,132	\$113,676	\$86,304

\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



### CENTER TENANTS





# AERIAL

## The Shoppes at Almar Village

