

RETAIL FOR LEASE

COTTAGE GROVE PLAZA

NEQ Highway 61 & Jamaica Ave | Cottage Grove, MN 55106



TRANSWESTERN

REAL ESTATE
SERVICES



Brad Kaplan ccim 612.359.1625 | brad.kaplan@transwestern.com

Full property information @ cottagegroveplaza.com

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OVERVIEW



PROPERTY INFORMATION

- Location: 8711 E Point Douglas Rd S | Cottage Grove
- Description: Target-anchored retail center
- Retail GLA: 29,417 sf
- Parking: 180 spaces



AVAILABLE

- 1,100 sf | Suite 108

ASKING RATES

- Negotiable
- \$9.44 psf 2021 est. CAM/Tax



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	6,187	36,992	54,722
Daytime Population	5,965	24,039	35,388
Median HH Income	\$83,120	\$87,888	\$89,281

** Sources: ESRI 2019 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 return-customer 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

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TRAFFIC COUNTS

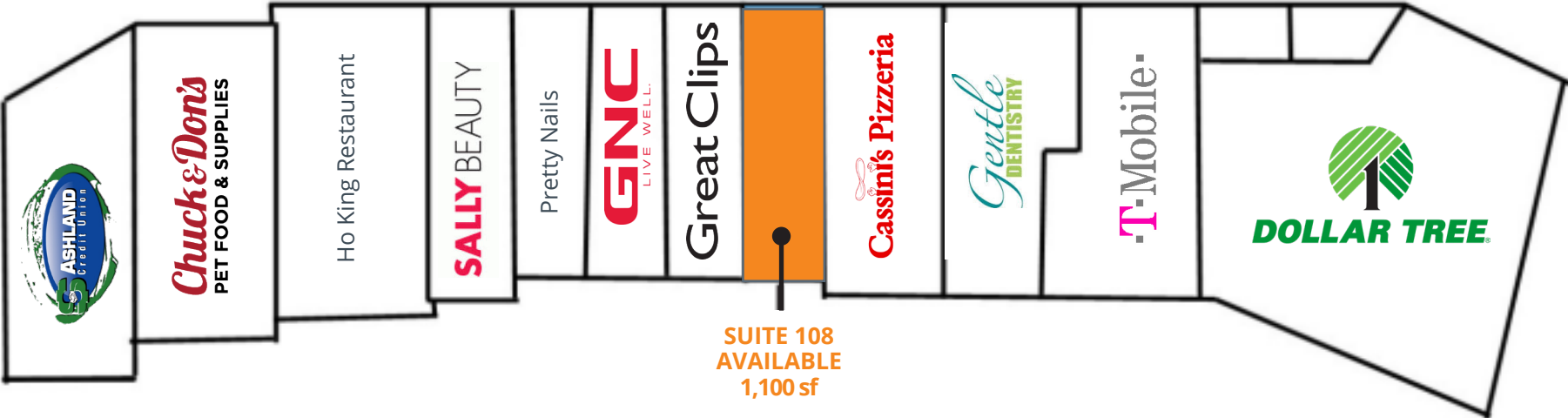
- 20,500 vpd on Jamaica Ave S
- 24,300 vpd on Highway 61

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OVERALL SITE PLAN

Cottage Grove Plaza



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COTTAGE GROVE TRADE AREA

Cottage Grove Plaza



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