

LAST SPACE AVAILABLE | FOR LEASE

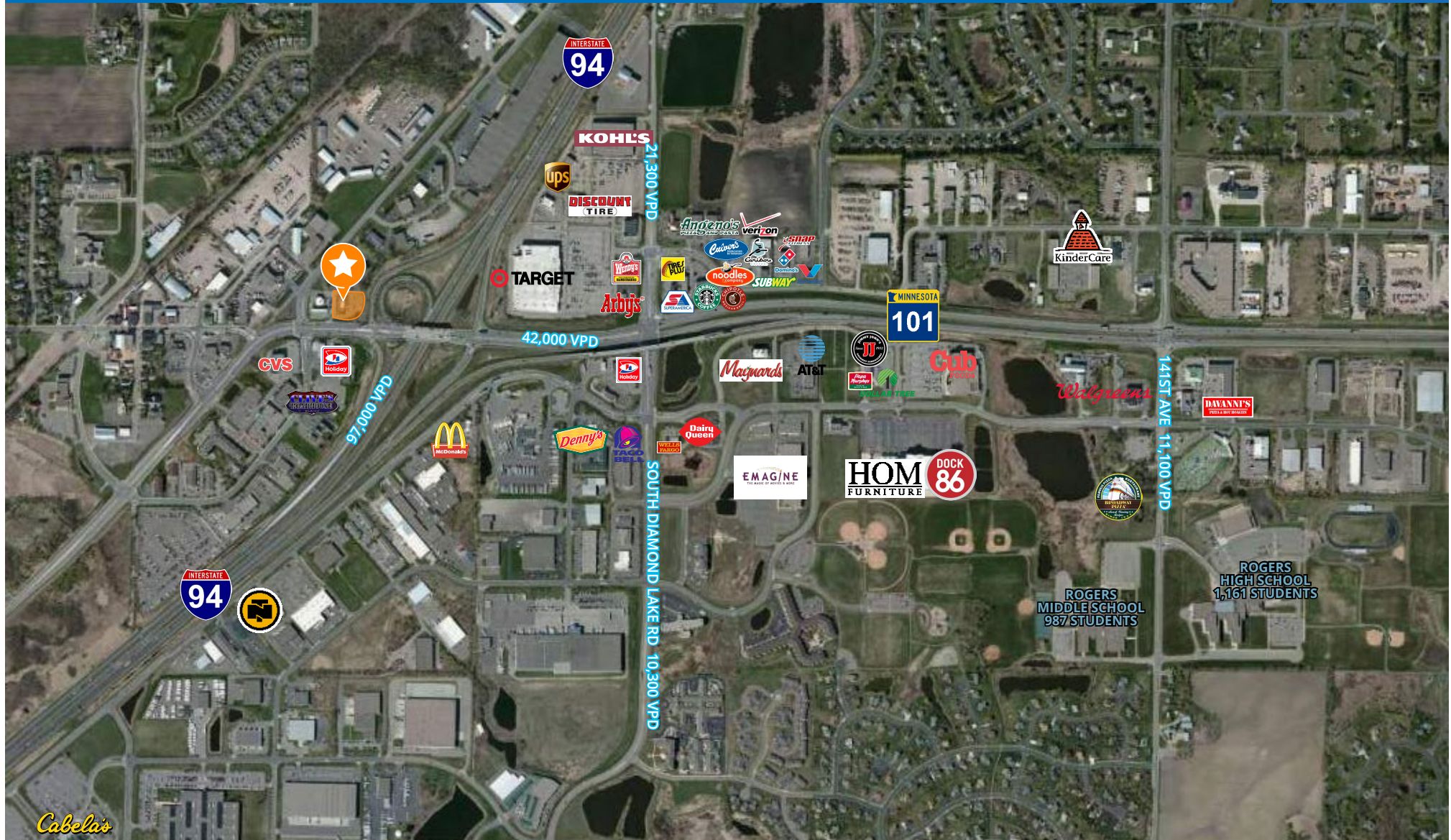
13105 MAIN STREET

Rogers, MN 55374



TRANSWESTERN

REAL ESTATE
SERVICES



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Development By
CAPITAL REAL ESTATE

OVERVIEW



PROPERTY INFORMATION

- Location: SWQ Main Street & I-94 | Rogers, MN
- Building Size: 2 Buildings Totalling 11,000+ sf
- Parking: 66 spaces
- Signage: Pylon signage available - interstate visibility



AVAILABLE

- 1,660 SF rentable/1,557 SF usable - Last inline space left

2020 EST OPS

- \$10.00 psf



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	3,854	16,544	31,968
Median HH Income	\$114,592	\$116,316	\$105,819
Average HH Income	\$133,743	\$136,025	\$123,926

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



TRAFFIC COUNTS

- 42,000 vpd - Main Street (MN 101)
- 97,000 vpd - I-94
- 6,500 vpd - Industrial Blvd

BUILDING PHOTO



CENTER TENANTS

DUNKIN'

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

Jersey Mike's
SUBS

AREA TENANTS

TARGET

KOHL'S

Calver's

McDonald's

Cub
FOODS

Caribou
COFFEE

noodles
& COMPANY

EMAG/NE
THE BASIC OF MOVIES & MORE

HOM
FURNITURE

DOCK 86

CHIPOTLE
RESTAURANT

DISCOUNT
TIRE

CVS

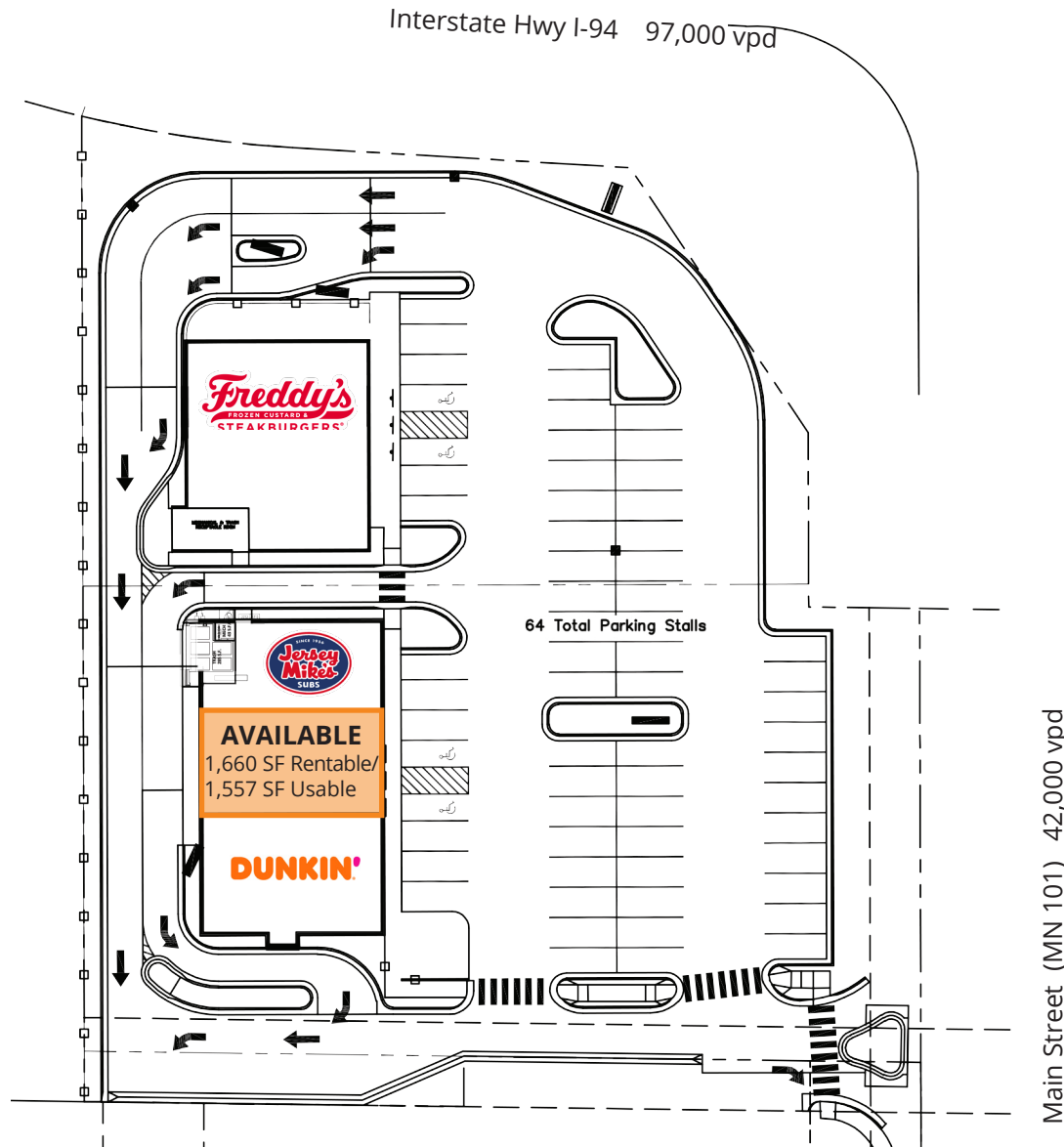
JJ

DOLLAR TREE

SITE PLAN



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