

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 FOR LEASE

- 1,250 SF (LEASED BUT AVAILABLE)

EST. CAM & TAX (2024)

- \$12.97 psf CAM & Taxes
[\$5.50 psf CAM + \$0.49 psf INS + \$6.98 psf TAX]

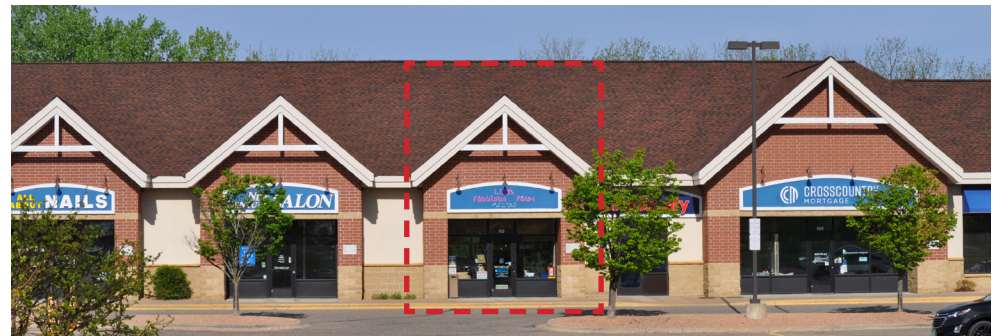
TRAFFIC COUNTS

- 5,300 vpd 70th Street South
- 6,100 vpd County Road 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

