

RETAIL SPACE | FOR LEASE

# 80th STREET CROSSING

6990 80th Street | Cottage Grove, MN



TRANSWESTERN



FOR MORE INFO CONTACT:

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# SITE INFORMATION



## LOCATION

80th Street Crossing  
6990 80th Street  
Cottage Grove, MN



## SPACE AVAILABLE

Suite 130           7,750 sf  
Suite 170/180   1,447 sf



## ESTIMATED OPEX (2024)

CAM/Ins.   \$3.30 psf  
Taxes       \$3.05 psf  
Total       \$6.35 psf



## TRAFFIC COUNTS

80th Street           17,200 vpd



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,058	46,686	89,337
Med HH Income	\$76,442	\$89,598	\$89,166
Avg HH Income	\$95,273	\$107,757	\$110,079



## COMMENTS

80th Street Crossing is a 51,654 sf multi-tenant retail building located at the intersection of Highway 61 and 80th Street. The center is easily accessible with a great tenant mix and has ample surface lot parking. The current property zoning allows for a variety of retail uses.

### CENTER TENANTS



### ADJACENT TENANT



### AREA TENANTS



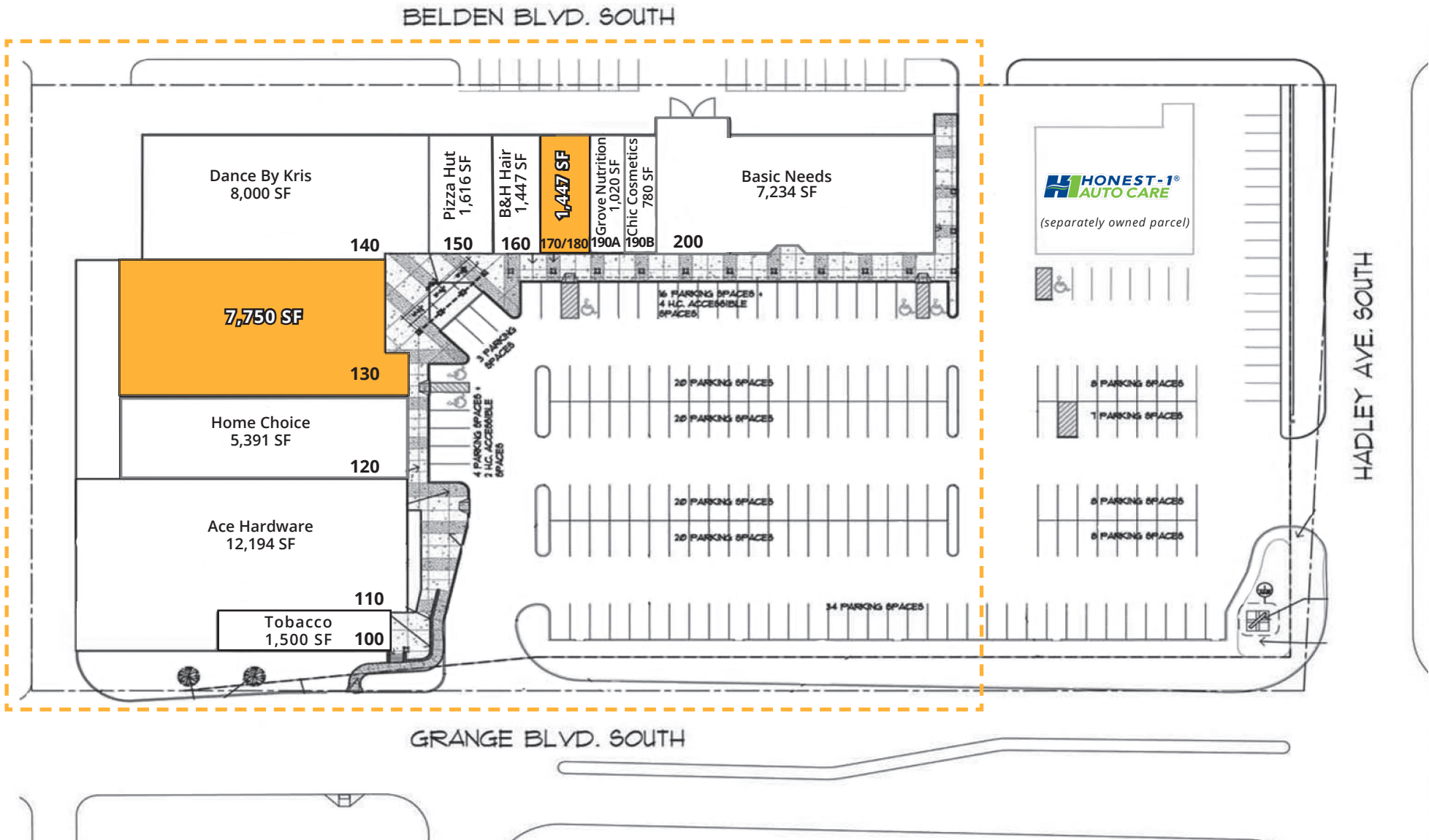
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# BUILDING PLAN



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