



Within a Large Residential Area and Customer Base, the Shoppes of Almar Embody Convenience

SITE INFORMATION

Space Available: .40 Acres
 Zoning: PUD (Retail)
 Parking: 123 stalls

TRAFFIC COUNTS

Keats Ave: 8,700 VPD
 70th St So: 3,600 VPD

NEARBY RETAILERS

Carbone's Pizza, Bonngard's Family Meats, Dennis Brothers Liquor, Subway, Super America, All About Nails, and Grove Dentist.

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	8,588	38,697	78,003
Employees	2,645	7,259	14,722
Cottage Grove Average Household Income	\$89,685		

DESCRIPTION

Commercial lot in upscale retail strip in the heart of the East Ravine development at the busy intersection of Keats Ave/ Woodbury Drive near 70th Street S. Building concept plans are approved and shovel ready.

CONTACT: JENNIFER LEVITT, City of Cottage Grove
 651.458.2824
 jlevitt@cottage-grove.org

CONTACT: DAN HERBERT, Gaughan Companies
 651.255.5558
 danhebert@gaughancompanies.com