

80th Street Village Green

Gateway North District

7155 80th St S, Cottage Grove, MN 55016

FOR LEASE/SALE



1,527 SF, 24' frontage
Zoning: General Business (B3)

Village Green is a Highly Desirable Retail Center with High Visibility

SITE INFORMATION

Year Built: 1990, renovated 2006
Building Size: 17,596 sq ft
Available Space: 5,501 sq ft contiguous
Divisible by 1,500 sq ft

Asking Rent: \$12 sq ft
Sale Price: \$2,197,000
Zoning: General Business (B3)
Parking: Ample surface parking

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	8,588	38,697	50,298
Employees	2,645	7,259	10,510
Cottage Grove Average Household Income	\$89,685		
Trade Area Average Household Income	\$95,076		

CO-TENANTS

MK Salon, S.S. Tanway, Santori Chiropractic, Optimal Health & Performance, Boost Mobile and School District #833 Education Center.

NEARBY RETAILERS

Walgreen's, TCF Bank, Holiday, Caribou Coffee, Valvoline, Fantastic Sam's, Perkin's, US Bank, SportClip's, Dairy Queen, Starbuck's, Noodles & Co, Chipotle, and more.

TRAFFIC COUNTS

Highway 61/10	42,500 VPD
80th Street	36,500 VPD
East Pt Douglas	22,500 VPD

DESCRIPTION

The 80th Street Village Green is in the heart of the highly exposed Gateway North shopping district that is home to several banks, fast food restaurants, coffee shops, a fitness center, restaurants, salons and an automobile repair center.

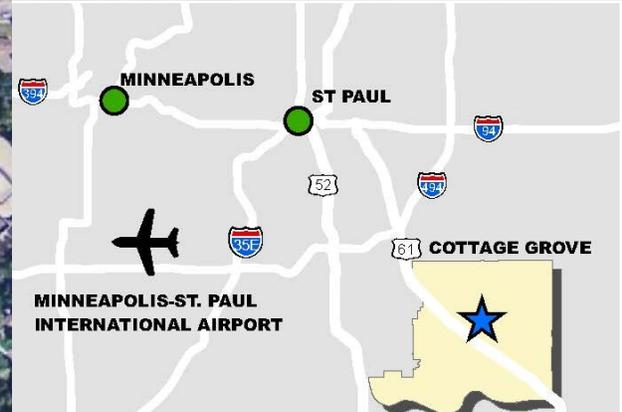
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Grove Plaza (Former Home Depot)

7210 East Point Douglas Rd,

Gateway North District



Grove Plaza is a high end retail center with great visibility and high traffic counts. Nearby are dine in restaurants, several banks, fast food, coffee shops, a fitness center, auto repair and pharmacy.

SITE INFORMATION

Building Size: 90,000 sq ft
 Available Space: 90,000 sq ft
 Zoning: Retail (B2)

ADJACENT RETAILERS

SportClips, MGM Liquor, Hallmark, American Motorsports Bar & Grill, Chipotle, Noodles & Co., AT&T, and Starbucks.

NEARBY

Kohl's, Ruby Tuesday's, Walgreen's, Great Clips, McDonald's, Arby's, Perkins, TCF Bank, Dairy Queen, Valvoline, Subway, US Bank, Starbucks, Caribou Coffee, Anytime Fitness, Chipotle, and Noodles & Co.

DESCRIPTION

Prime location in Gateway North District with visibility on Highway 61, direct access off of Hwy 61 and 80th St, excellent pylon and monument signage, and ample parking.

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	8,588	38,697	50,298
Employees	2,645	7,259	10,510
Cottage Grove Average Household Income			\$89,685
Trade Area Average Household Income			\$95,076

TRAFFIC COUNTS

Highway 61/10	42,500 VPD
80th Street	23,300 VPD

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Grove Plaza (Former Rainbow)

Gateway North District

7282 East Point Douglas Rd, Cottage Grove, MN 55016



High End Shopping Center with End Cap Retail Space

SITE INFORMATION

Building Size: 70,000+
 Zoning: Retail (B2)
 Parking: Ample

TRAFFIC COUNTS

Highway 61/10: 42,500 VPD
 80th Street: 22,500 VPD

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	8,588	38,697	50,298
Employees	2,645	7,259	10,510
Cottage Grove Average Household Income	\$89,685		
Trade Area Average Household Income	\$95,076		

DESCRIPTION

Prime location in Gateway North District with visibility on Highway 61, direct access off Hwy 61 and 80th Street, excellent pylon and monument signage, and a strong mix of national tenants. Adjacent former Home Depot is being redeveloped with major renovations and new tenants.

ADJACENT RETAILERS

SportClips, MGM Liquor, Hallmark, American Motorsports Grill & Bar, and Starbucks.

NEARBY

Kohl's, Walgreen's, Great Clips, McDonald's, Arby's, Perkins, TCF Bank, Dairy Queen, Valvoline, Subway, US Bank, Domino's Pizza, Caribou Coffee, Anytime Fitness, Chipotle, Noodles & Co and more.

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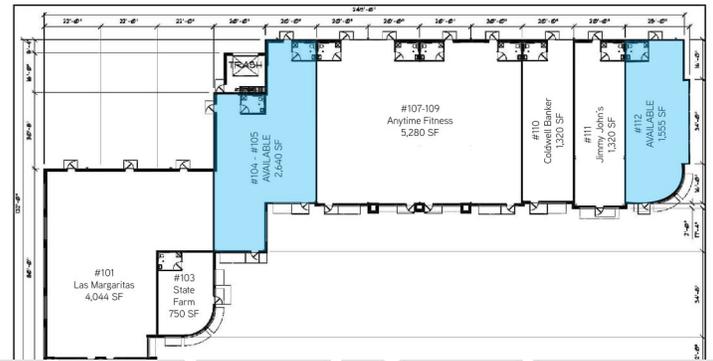
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Shoppes at Gateway North

7750 Harkness Ave S, Cottage Grove, MN 55016

Gateway North District

LEASE RATES NEGOTIABLE



High End Retail Space Available at The Shoppes at Gateway North

SITE INFORMATION

Year Built: 2005
 Building Size: 16,909 SF
 Space Available: 2,640 SF & 1,555 SF– End Cap,
 Lease Rate: Negotiable
 Zoning: Retail

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	8,588	38,697	50,298
Employees	2,645	7,259	10,510
Cottage Grove Average Household Income	\$89,685		
Trade Area Average Household Income	\$95,076		

TRAFFIC COUNTS

Highway 61/10 41,500 VPD
 80th Street 26,777 VPD
 Hardwood Ave 7,300 VPD

ADJACENT RETAILERS

Las Margarita's Restaurant, State Farm, Anytime Fitness, Coldwell Banker, and Jimmy John's.

PROPERTY DESCRIPTION

High-end center with great visibility and prominent area co-tenants Ruby Tuesday's and Kohl's.

NEARBY RETAILERS

Kohl's, Ruby Tuesday's, Walgreen's, Starbuck's, Caribou Coffee, Subway, SportClip's, Perkin's, Arby's, U.S. Bank, TCF Bank, Dairy Queen, Chipotle, and Noodles & Co.

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