

Hardwood—Land Available

Gateway North District

7781 Hardwood Ave, Cottage Grove, MN 55016

\$562,795 (\$9.50 SF)



1.36 Acres Tucked into a Heavy Retail Area Next to Kohl's and Adjacent to a Extremely Successful Retail Center. The Triangular Lot Should Accommodate up to a 9,000 sq ft Building. Convenient Access to Hwy 61 via 80th Street So and Hardwood Ave.

SITE INFORMATION

Parcel: Triangular shaped 1.36 acres
 Zoning: Retail (B2), allows office & medical
 Site Condition: Graded and level. Utilities and other services have been brought to the property line.

TRAFFIC COUNTS

Highway 61/10	41,500 VPD
80th Street	26,777 VPD
Hardwood Ave	8,028 VPD
E Point Douglas Rd	18,747 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

NEARBY RETAILERS

Kohl's, Ruby Tuesday's, Culver's, Anytime Fitness, Jimmy John's, US Bank, Las Margarita's Restaurant, Starbucks, TCF Bank, Walgreen's, Caribou Coffee, Subway, Sport Clips, Perkin's, Starbucks, Noodles & Co, Chipotle, and more.

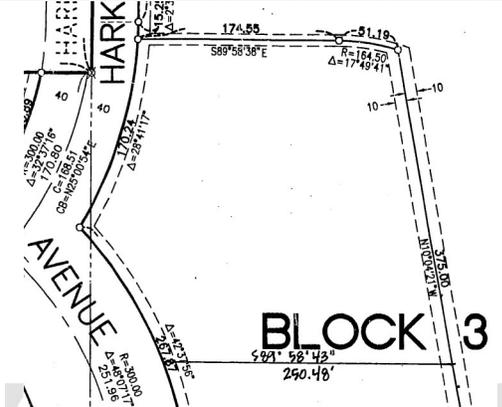
CONTACT: ALICIA McMONIGAL, City of Cottage Grove
 651.458.2833
 amcmonigal@cottage-grove.org

Oakwood—Land Available

Gateway North District

PID#: 08.027.21.34.0019 — Cottage Grove, MN 55016

Sale Price Negotiable



SITE INFORMATION

Land Area: 1.66 acres
Zoning: Retail (B2)

TRAFFIC COUNTS:

Highway 61/10	42,500 VPD
80th Street	23,300 VPD
Hardwood Ave	7,300 VPD

DESCRIPTION

Prime location near high-end retail development in the Gateway North commercial district. Direct access off Hwy 61 & 80th Street S, and adjacent to Oakwood Park.

DEMOGRAPHICS

	1 mile	3 miles	5 Miles
Population	8,818	41,017	84,090
Employees	1,771	9,276	17,718
Median Household Income (Cottage Grove):	\$82,469		

NEARBY RETAILERS

Kohl's, Ruby Tuesday's, Walgreen's, Rainbow Foods, Anytime Fitness, Jimmy John's, Culver's, US Bank, Great Clips, Subway, Starbucks, Caribou Coffee, Arby's, McDonald's, Perkins, TCF Bank, Valvoline, and more.

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Norris Marketplace

Gateway North District

SWQ of Hadley Ave S & 80th St S, Cottage Grove, MN 55016

Sale Price/ Lease Rate Negotiable



Norris Marketplace is located at the SWQ of Hwy 61 and Hadley Ave in the Heart of the Gateway North District

SITE INFORMATION

Land Area: 6.97 acre site
 Potential Building: 75,000 SF
 1,000 SF minimum
 Zoning: Planned Unit Development
 Price: Sale Price/Lease Rate negotiable

TRAFFIC COUNTS

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

NEARBY RETAILERS

Pizza Hut, Family Dollar, Walgreens, Kohl's, Holiday, Great Clips, McDonald's, Arby's, Perkins, TCF Bank, Dairy Queen, Culver's, Ruby Tuesday's, Valvoline, Subway, US Bank, Starbuck's, Chipotle, Caribou Coffee, Anytime Fitness, U.S. Bank and G-Will Liquors.

DESCRIPTION

Proposed development right off of Highway 61 on 80th St S. Great site for grocery store, restaurants, entertainment, medical office or multi-use retail center. This site can accommodate two drive-thru users, and is located in front of a new 146-unit Presbyterian Homes assisted living facility.

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		

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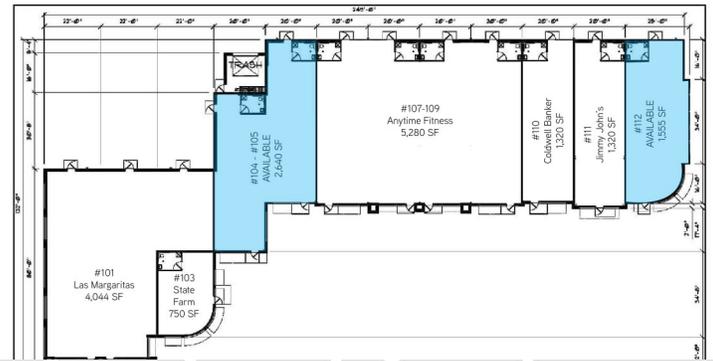
BROKER: LISA CHRISTIANSON, Christianson & Company
 952.393.1212
 lisa@christiansonandco.com

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

PROPERTY DESCRIPTION

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

ADJACENT RETAILERS

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

CONTACT: ALICIA McMONIGAL, City of Cottage Grove
 651.458.2833
 amcmonigal@cottage-grove.org

BROKER: SARA MARTIN, Colliers International
 952.897.7723
 sara.martin@colliers.com