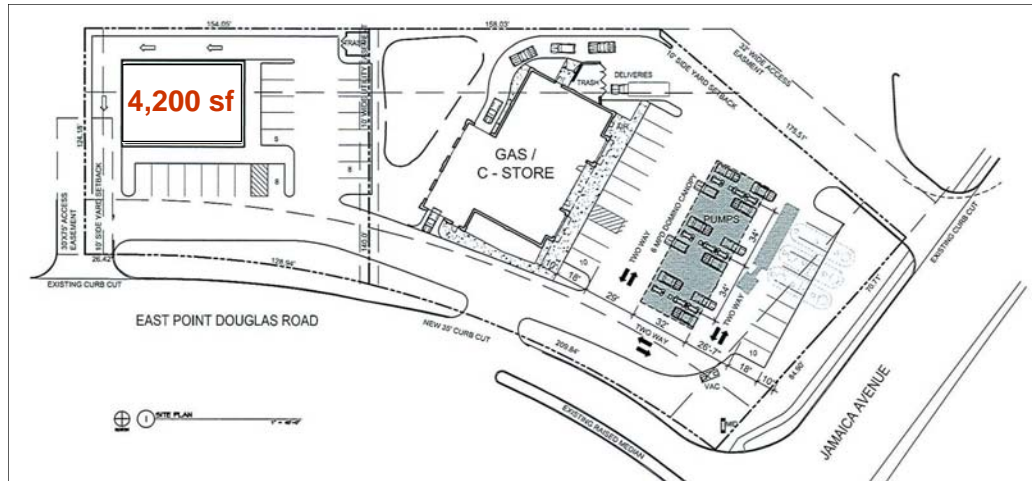




EAST POINT DOUGLAS RETAIL COTTAGE GROVE, MN

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Project Highlights:

- Great proposed 4,200 square foot single-use/freestanding building with drive thru capability for lease or sale.
- Neighboring BP Gas to be renovated this year.
- Excellent parking ratio expected—7:1,000 sf!
- High-traffic retail trade area.
- Convenient access to major roadways.
- Ideal for independent retail, medical, or office end-users.



CONTACT

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EAST POINT DOUGLAS RETAIL COTTAGE GROVE, MN

Location	8470 East Point Douglas Rd, Cottage Grove, MN 55016 (Washington County)		
Building/Land SF	4,200 sf proposed on appx. 0.45 acres (or appx. 19,600 sf)		
Amenities	New construction, freestanding, drive thru opportunity		
Usage Type	Retail, Office, Restaurant, or Medical-Office		
Lease Rate	\$21.00 PSF NNN \$19.00 psf, NNN		
Offering Price	\$450,000 \$395,000		
Projected Parking	22 stalls on site		
Nearby Retail	Cub Foods, BP Amoco, Target, Subway, TCF, Country Inn & Suites, KFC, Wendy's, Papa Murphy's Pizza, Taco Bell, Von Hanson's Meat Market		
Demographics <i>(2008)</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,940	35,875	48,854
Households	2,693	12,010	16,894
Avg. HH Income	\$99,683	\$95,999	\$95,333
Traffic Counts <i>(MNDOT 2007)</i>	Highway 61:	32,500 vpd	
	Jamaica Ave:	19,400 vpd	
	E. Pt. Douglas:	13,600 vpd	

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