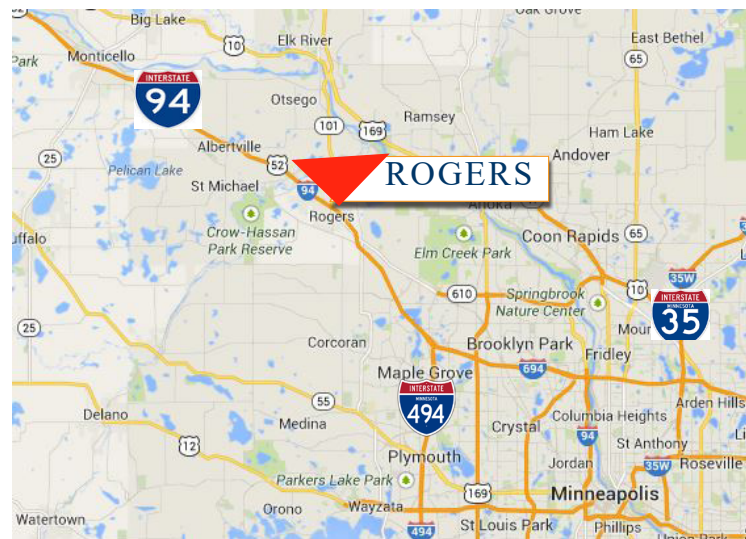


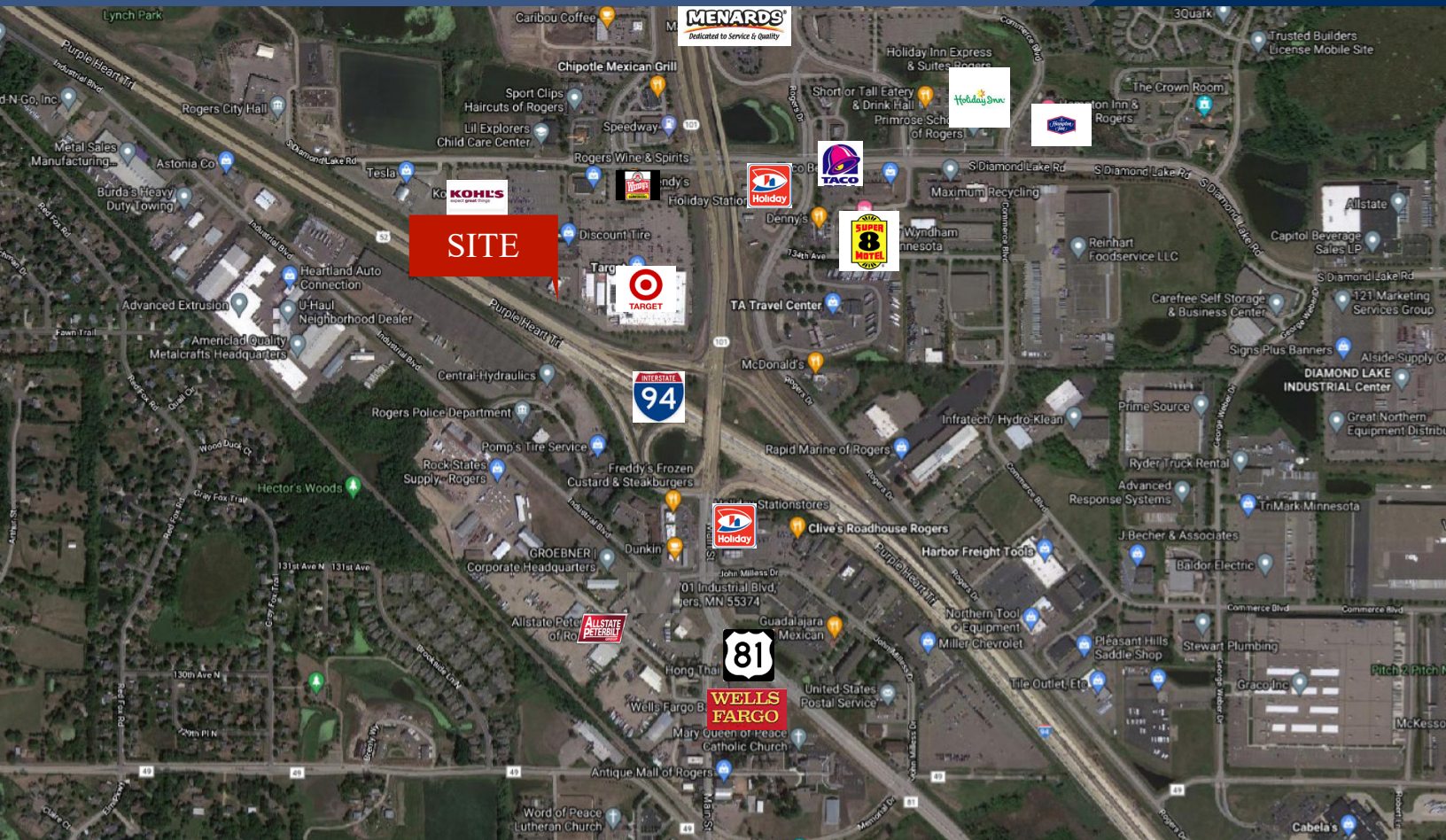


PROPERTY INFORMATION

- * Lease Rate **\$16.00-\$18.00/psf NNN**
Operating Expenses: \$8.00/psf
Note: Tenant Improvement is Negotiable
- * Building is 14,843/sf
Space #200A - 2,400/sf
- * Front and Rear Entrance
- * Excellent Signage Opportunities
- * Ample Parking
- * Hennepin County
- * PID 14-120-23-34-0016 2024 Taxes \$75,644.30
- * Businesses in the Area Include:
Target, Kohl's, Discount Tire, Great Clips,
UPS Store, Parlour 21, Stony Hills Gifts,
Strike Fitness, El Loro Restaurant and more.

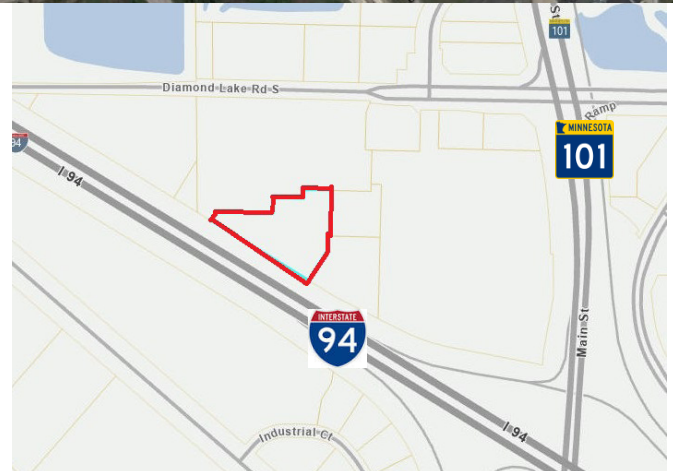


Contact:
SHEILA ZACHMAN
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SZachman@crs-mn.com



LOCATION INFORMATION

- * North of I-94
- * West of Highway 101
- * Excellent Location with Freeway Signage on I-94
- * Convenient Location off Hwy 101 & I-94
- * Near Large Retailers such as Target & Kohl's
- * Rogers is a Growing Community



TRAFFIC COUNTS - 2023

- * I-94 - 73,000 VPD
- * Hwy 101 - 39,500 VPD
- * S. Diamond Lake Rd - 21,500 VPD

Contact:
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