

For Lease Retail Space 21897 S. Diamond Lk Rd - Rogers MN 55374



PROPERTY INFORMATION

* Lease Rate <u>\$16.00-\$18.00/psf NNN</u>

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 (763) 244-0600 SZachman@crs-mn.com

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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

Diamond-take-Rd-S

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