



FOR LEASE | RETAIL

LOCUST COMMONS

621 Locust Street, Monticello, MN 55362



LEASE OVERVIEW

AVAILABLE SF: 1,675 SF

LEASE RATE: \$10.00 PSF/Yr (NNN)

OP EXP/TAX: \$8.48 PSF/Yr

BUILDING SIZE: 10,053 SF

MARKET: Retail/Office

PROPERTY DESCRIPTION

The end cap availability at Locust Commons is the last remaining availability at this center. The site sees great traffic from the neighboring retailers Cub Foods, Runnings [Minnesota's Largest], Holiday Gas Station, Caribou Coffee, Burger King, Jimmy John's and many more. With the location off highway 25 [26,000 VPD] and near Interstate 94 [44,500 VPD], this center is well located to attract local and transient traffic. Uses for this space would include office or retail. The space has front and rear exit/entrances and gets great natural light due to the extensive window lines.

PROPERTY HIGHLIGHTS

- Retail/Office Space
- End-cap space is only availability
- Easy access to Interstate-94 & Highway 25
- Other businesses in the area include: Cub Foods, Runnings, Holiday Gas Stations, Caribou Coffee, Burger King, Jimmy John's and many more.
- Available space at nearby Cub Foods Anchored Strip Center - 6,500 and 2,400 SF



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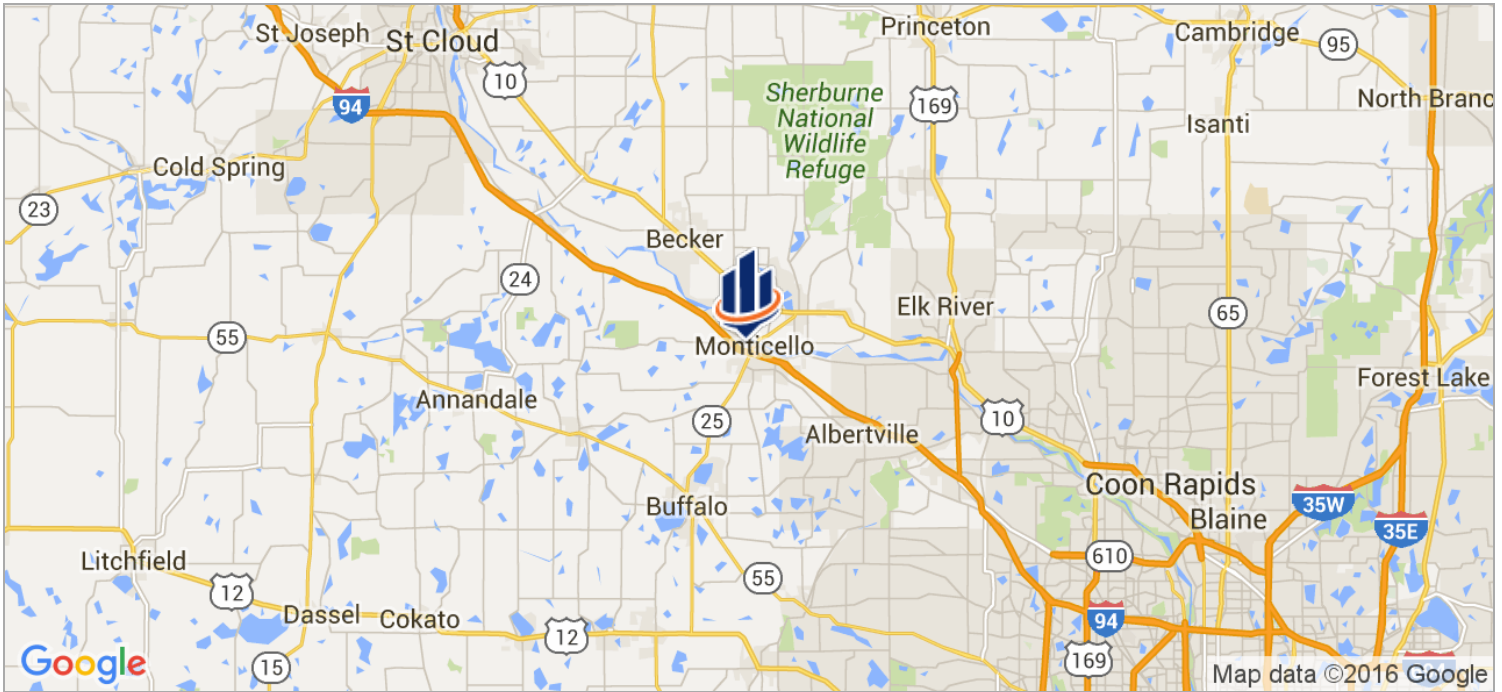
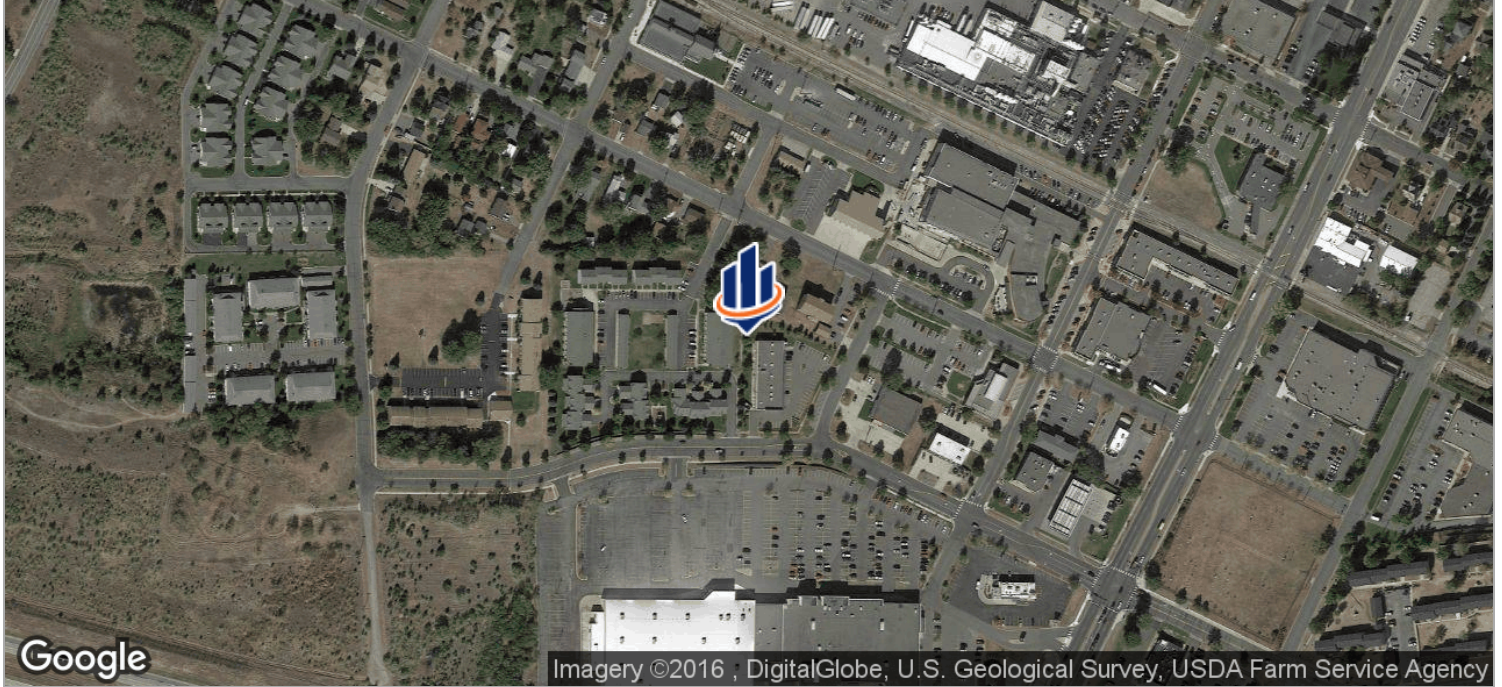
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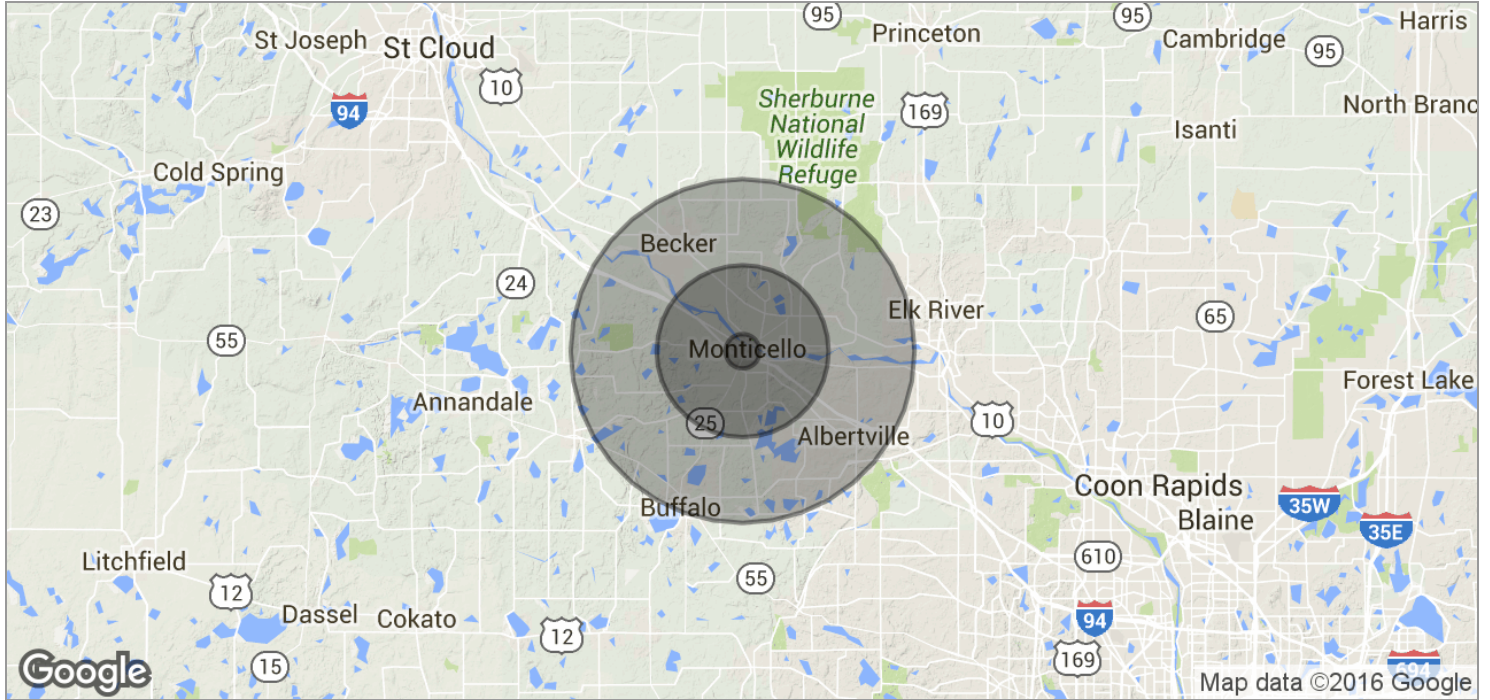
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,762	25,477	82,693
MEDIAN AGE	30.4	32.0	32.3
MEDIAN AGE (MALE)	30.4	31.4	31.7
MEDIAN AGE (FEMALE)	30.2	32.1	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	652	9,104	28,808
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$69,939	\$74,778	\$78,294
AVERAGE HOUSE VALUE	\$181,154	\$209,334	\$240,312



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