

FOR LEASE



VICTOR PLACE

4638 VICTOR PATH ● HUGO, MN 55038

- 2,577 SF AVAILABLE (DIVISIBLE)
- TREMENDOUS GLASS LINES
- HIGHLY VISIBLE FROM HWY 8 (FRENCHMAN ROAD)
- EXCELLENT ACCESS TO 35E
- PERFECT FOR MEDICAL, OFFICE OR SERVICE
- AREA AMENITIES INCLUDE: FESTIVAL, DUNN BROTHERS, MCDONALDS, KWIK TRIP, DQ AND MANY MORE

CONTACT:

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BUILDING DETAILS:

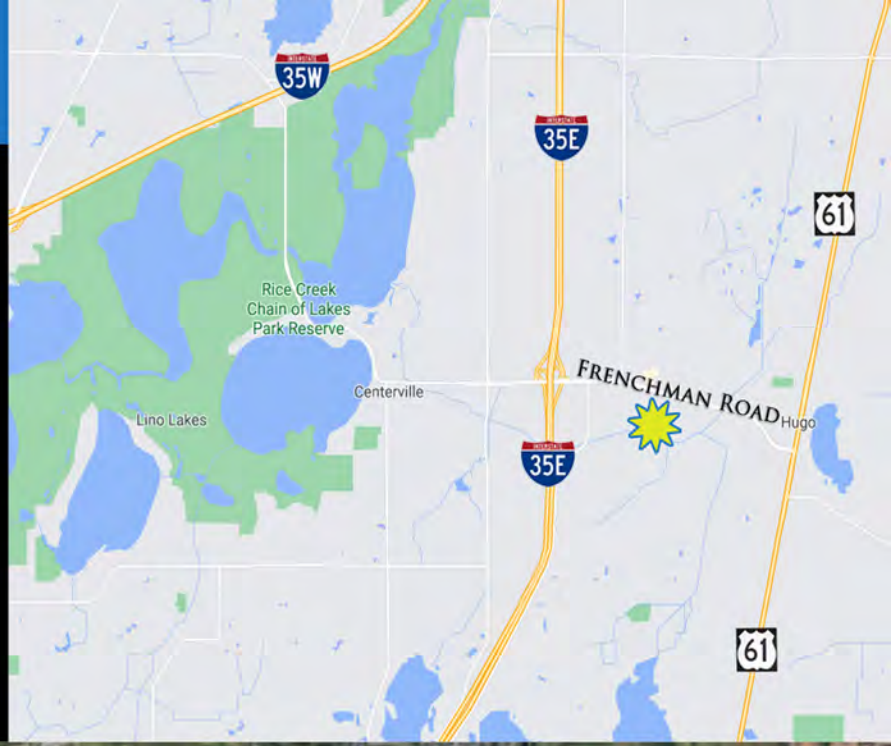
OFFICE NET RENT:	NEGOTIABLE
2023 EST. OP. EXP.	\$9.05 SF
SPACE AVAILABLE:	
SUITE 600 1,264 SF	} 2,577 SF
SUITE 700 1,313 SF	

TRAFFIC COUNTS:

FRENCHMAN ROAD	16,600 VPD	
MAIN STREET...I-35	22,700 VPD	

DEMOGRAPHICS:

POPULATION		41,942
MEDIAN HH INCOME		\$95,911
MEDIAN DISPOSABLE INCOME		\$74,984



JOIN THIS RAPIDLY GROWING COMMUNITY

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

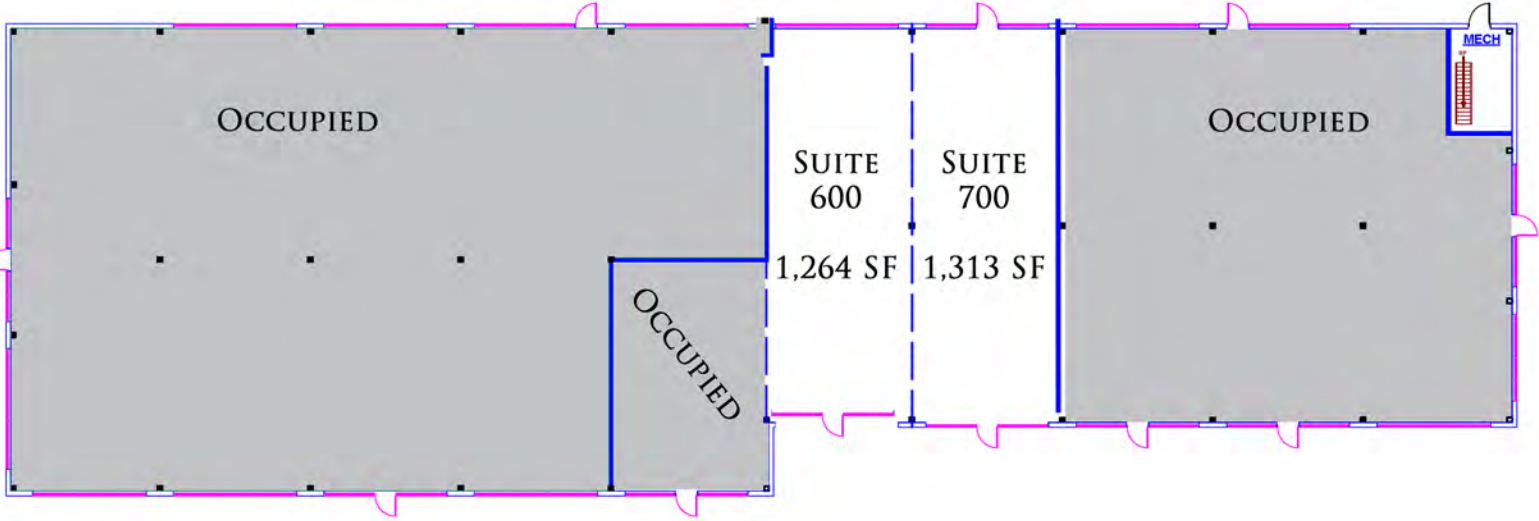
COMMERCIAL REAL ESTATE SINCE 1990

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