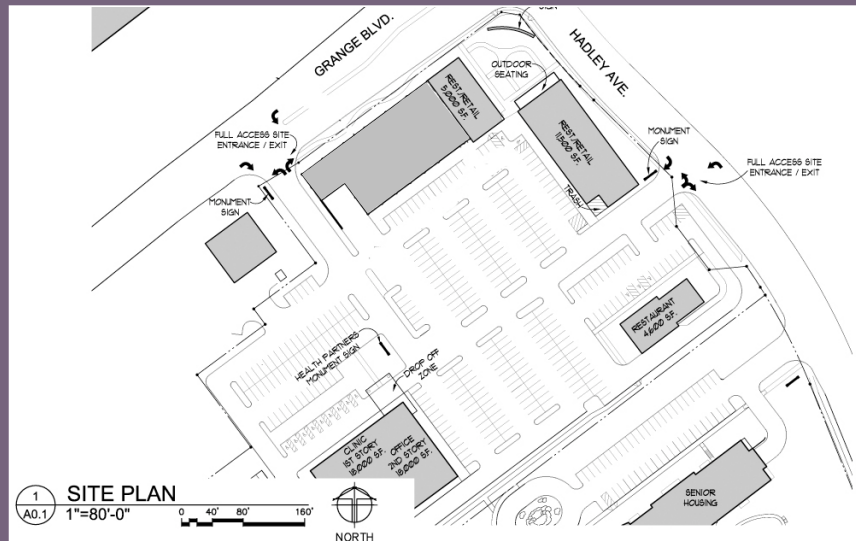


Norris Marketplace

SWQ of Hadley Avenue S. & 80th Street S.
Cottage Grove, MN 55016



Pad Sites and
Retail/Office Space
for
Lease or Sale



FOR SALE or LEASE

- Proposed development at Hwy 61 & 80th Street S.
- Great for restaurants, childcare center, grocery store, medical office building or multi-use retail center
- 6.97 acre site located in front of a new 146-unit Presbyterian Homes assisted living facility
- 75,000 total square feet available - 1,000 square foot minimum
- Traffic Counts:
Highway 61 - 42,000 vpd
80th Street - 12,000 vpd
- Neighboring tenants include:
Kohl's, Holiday Station Stores,
Walgreens and Rainbow Foods

Christianson & Company
Commercial Real Estate Services, LLC

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lisa@christiansonandco.com
Laura Gill 612-310-5399
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FOR SALE or LEASE

Norris Marketplace

SWQ of Hadley Avenue S. & 80th Street S., Cottage Grove, MN 55016



Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	9,177	43,077	80,799
Median HH Income	\$69,617	\$84,651	\$83,546
Avg HH Income	\$78,470	\$93,809	\$95,825
Households	3,326	14,818	29,421
Employees	2,642	9,888	22,437
Businesses	278	1,039	2,290

Christianson & Company
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 952.393.1212 phone 952.920.2861 fax

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All information is from sources judged to be reliable, however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior to sale or lease and withdrawal from market without notice.

