



Christianson & Company Commercial Real Estate Services

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention

FOR LEASE



11019 61ST STREET | ALBERTVILLE, MINNESOTA

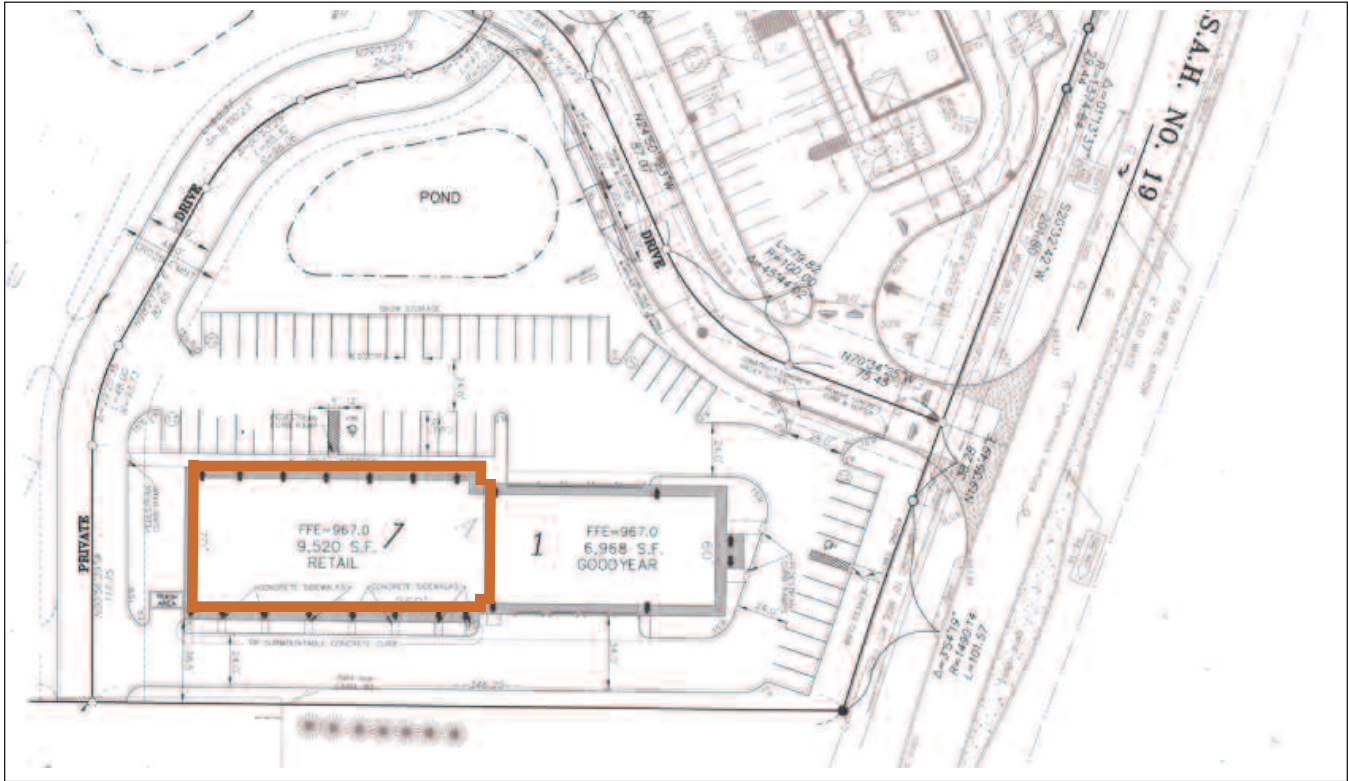
- Attractive retail center built in 2006
- 16,448 total building square feet
- Zoning is B-3 Highway Commercial District
- 9,520 contiguous square feet available; divisible to 1,200 square feet
- Located just off I-94 at the intersection of County Road 19 & County Road 37
- Close proximity to Albertville Premium Outlet Mall
- Building signage available
- Goodyear is the anchor tenant
- Competitive rates
- Traffic Counts:
 - I-94 - 61,000 vpd
 - County Road 19 - 19,100 vpd
 - County Road 37 - 6,300 vpd
- 2011 Taxes \$2.89 psf and CAM \$4.91 psf

For More Information

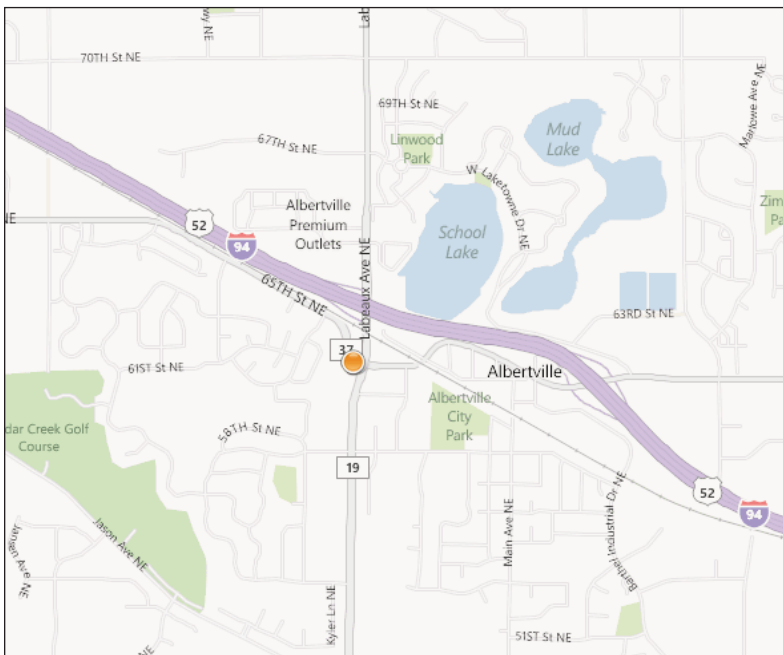
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SpaceAvailableMN.com

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Demographics	<u>5 mile</u>	<u>7 miles</u>	<u>10 miles</u>
Population	36,885	72,615	122,262
Avg HH Income	\$89,236	\$89,180	\$91,418



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.