

**UPLAND**  
REAL ESTATE GROUP, INC.

# ASGUARD DEVELOPMENT SEQ of 141st & Rogers Dr. Rogers, MN



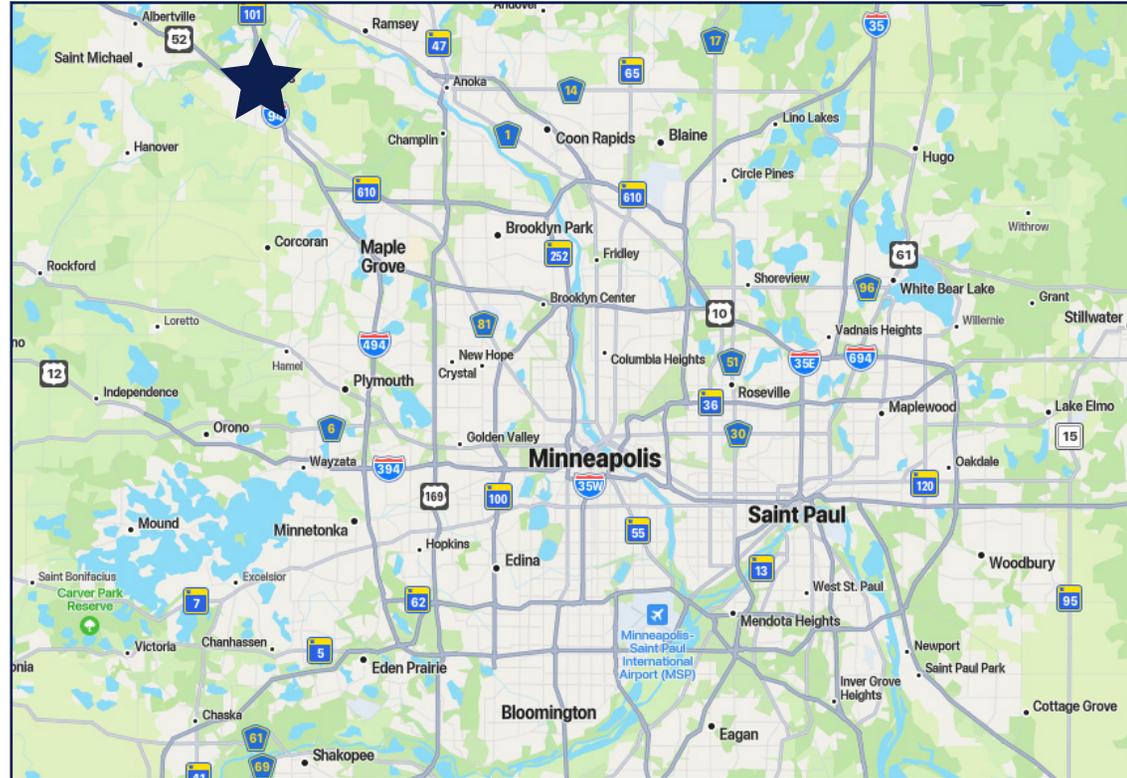
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*Look Upland. Where Properties  
& People Unite!*

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<b>ADDRESS</b>	SEQ of 141st & Rogers Drive
<b>CITY, STATE</b>	Rogers, MN
<b>OPPORTUNITY A: (GROUND LEASE/BTS)</b>	2.0 Acres - Divisible
<b>OPPORTUNITY B: (MIXED-USE RETAIL)</b>	Suite A - 2,450 SF Suite B - 1,825 SF Combined SF A & B - 4,275 SF
<b>ESTIMATED DELIVERY</b>	Q3 2026
<b>COUNTY</b>	Hennepin
<b>PARKING</b>	357 Stalls (Estimated)



**HIGHLIGHTS**

- Well located with access off of Hwy 101 - 1st intersection after the Rogers bypass
- Adjacent to Rogers High School, Middle School, TruStone center and brand new indoor recreation center - attracting both visitor and student traffic
- Rogers is one of the top 10 fastest growing areas within the MSA - 25% population increase estimated from 2022-2030
- Only 10 Miles North of the I-494/I-694 interchange - The Twin Cities ring road system, providing seamless access to the entire Minneapolis - St. Paul MSA.

<b>2025 DEMOGRAPHICS</b>	<b>5 MIN DRIVE TIME</b>	<b>10 MIN DRIVE TIME</b>	<b>15 MIN DRIVE TIME</b>
<b>POPULATION</b>	7,802	40,718	142,004
<b>MEDIAN AGE</b>	37.0	37.9	38.1
<b>MEDIAN HH INCOME</b>	\$144,540	\$130,958	\$125,655
<b>AVERAGE HH INCOME</b>	\$179,179	\$158,958	\$152,198

↑ Elk River/ Otsego  
5 Miles

City of  
Dayton

Hassan  
Elementary  
School

101

#FERGUSON

SUNBELT  
RENTALS

FIVE STAR  
STORAGE

O'Reilly  
AUTO PARTS

gerber  
COLLISION & GLASS

ANYTIME  
FITNESS

DAVANNI'S

Rogers High  
School

11,100 VPD

Rogers Middle  
School

RIPPLE EFFECT  
BREWING COMPANY

KinderCare  
LEARNING CENTERS

Children's  
MINNESOTA

Cub  
FOODS

SITE  
HOM  
FURNITURE

INTERSTATE  
94

49,417 VPD

TIRES  
PLUS

Culver's

Caribou  
COFFEE

V

TESLA

KOHL'S

WINGSTOP

Arby's

EMAGINE

DQ

Holiday Inn

DISCOUNT  
TIRE

Wendy's

Target

Holiday

TACO BELL

NAPA  
AUTO PARTS

Bobcat

ABC  
Supply Co. inc.

bp

TA  
Tire & Auto Center of America

PERFORMANCE  
FOODSERVICE

RUAN

McDonald's

Freddy's  
STEAKBURGERS

THE BLOCK  
FOOD & DRINK

HARBOR  
FREIGHT

DUNKIN'

Holiday

ACE  
Hardware

CHEVROLET

NORTHERN  
TOOL + EQUIPMENT

GRACO

MEDLINE

Cabela's



141st Avenue North

**OPPORTUNITY A**  
**±2.0 Acres (Divisible)**  
**Ground Lease or BTS**

**OPPORTUNITY B**  
**Mixed-Use Retail**

**Suite A** **Suite B**

Common Area

WETLAND A

**PREVIOUSLY APPROVED PARKING SUMMARY**

*Required Parking (Through Approved Variance)*

Asguard® (Residential/Cafe/Fitness)	207 Stalls
Broadway Pizza/Entertainment	117 Stalls
Convenience Store (Kwik Trip)	33 Stalls
<b>Total</b>	<b>357 Stalls</b>

*\*Asguard parking based on 71 residential units, 2,500 of restaurant and 20,525 sf of fitness center (142 stalls for residential & 65 stalls for 23,025 sf of cafe/fitness (2.8 stalls / 1,000 sf))*

*Provided Parking*

<b>Asguard (Residential/Retail/Fitness):</b>	
Standard Stalls	132 Stalls
Underground Garage Stalls	71 Stalls
Accessible Stalls	4 Stalls
<b>Subtotal</b>	<b>207 Stalls</b>
<b>Broadway Pizza/Entertainment:</b>	
Standard Stalls	112 Stalls
Accessible Stalls	5 Stalls
<b>Subtotal</b>	<b>117 Stalls</b>
<b>Convenience Store (Kwik Trip):</b>	
Standard Stalls	31 Stalls
Accessible Stalls	2 Stalls
<b>Subtotal</b>	<b>33 Stalls</b>
<b>TOTAL</b>	<b>357 Stalls</b>

**REALLOCATED PARKING SUMMARY**

*Required Parking*

Asguard - Residential (90 units - 19 additional)	180 Stalls
Asguard - Cafe (3,000 sf dining/1,500 sf kitchen)**	13 Stalls
Asguard - Office (1,500 sf)	4 Stalls
Broadway Pizza/Entertainment	117 Stalls
Convenience Store (Kwik Trip)	33 Stalls
<b>Total</b>	<b>347 Stalls</b>

*\*\*Asguard Cafe/Office assumed as 2.8 stalls per 1,000 sf based on previously approved parking variance*

*Provided Parking*

<b>Asguard - 90 Residential Units (19 additional):</b>	
Standard Stalls	109 Stalls
Underground Garage Stalls	71 Stalls
Accessible Stalls	4 Stalls
<b>Subtotal</b>	<b>184 Stalls</b>
<b>Asguard - 4,500 sf of Cafe (3,000 sf dining/1,500 sf kitchen):</b>	
Standard Stalls	17 Stalls
<b>Subtotal</b>	<b>17 Stalls</b>
<b>Asguard - 1,500 sf of Office:</b>	
Standard Stalls	6 Stalls
<b>Subtotal</b>	<b>6 Stalls</b>
<b>Broadway Pizza/Entertainment:</b>	
Standard Stalls	112 Stalls
Accessible Stalls	5 Stalls
<b>Subtotal</b>	<b>117 Stalls</b>
<b>Convenience Store (Kwik Trip):</b>	
Standard Stalls	31 Stalls
Accessible Stalls	2 Stalls
<b>Subtotal</b>	<b>33 Stalls</b>
<b>TOTAL</b>	<b>357 Stalls</b>

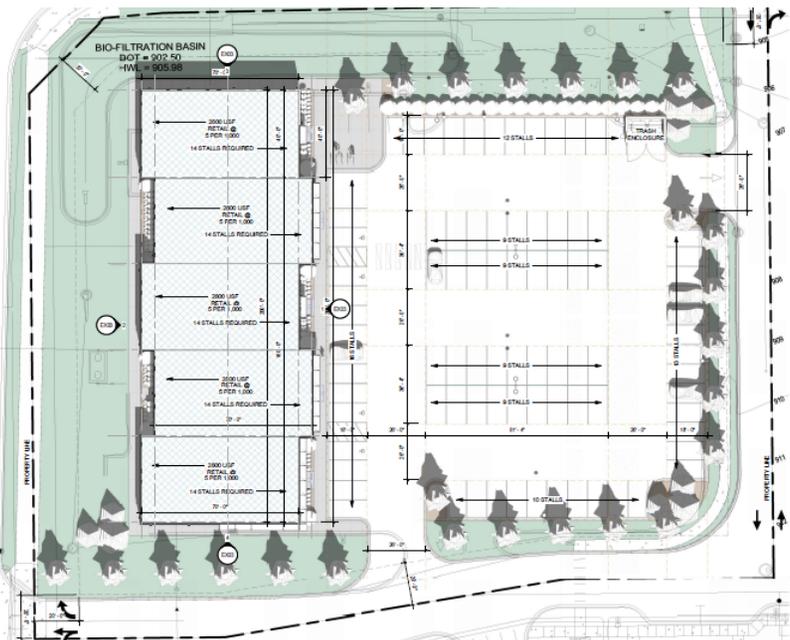
**Option 1: ±2.0 Acre Ground Lease**



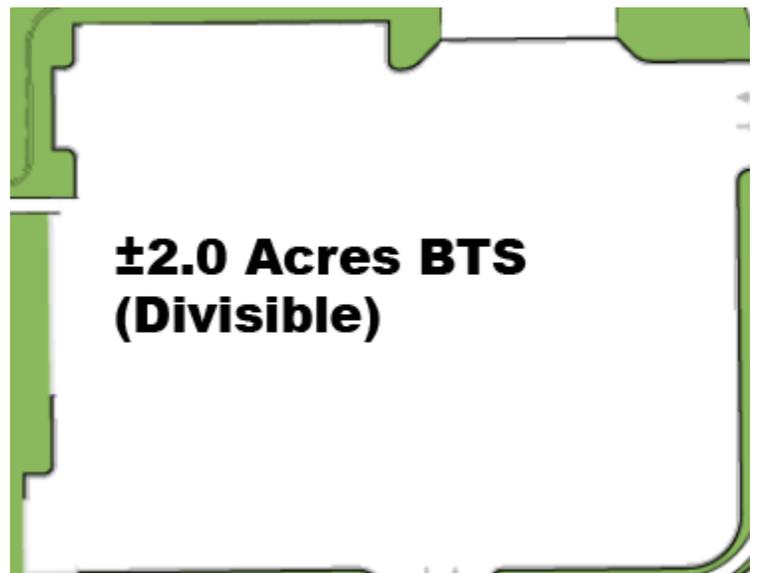
**Option 2: ±1.0 Acre Ground Lease**



**Option 3: Multi-tenant Building**

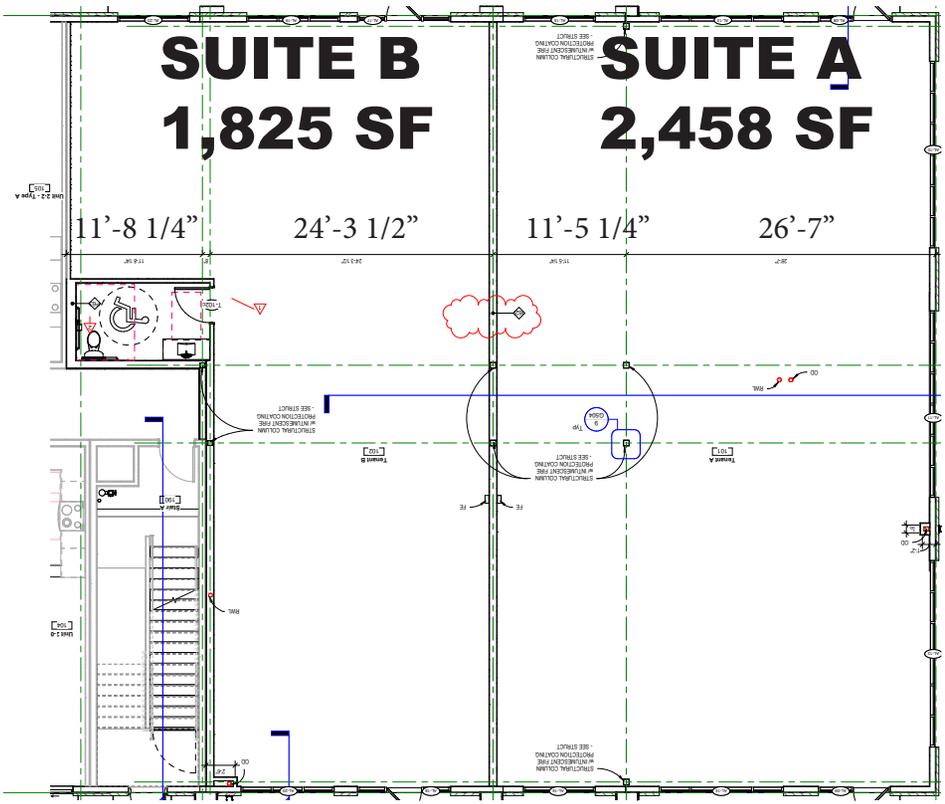
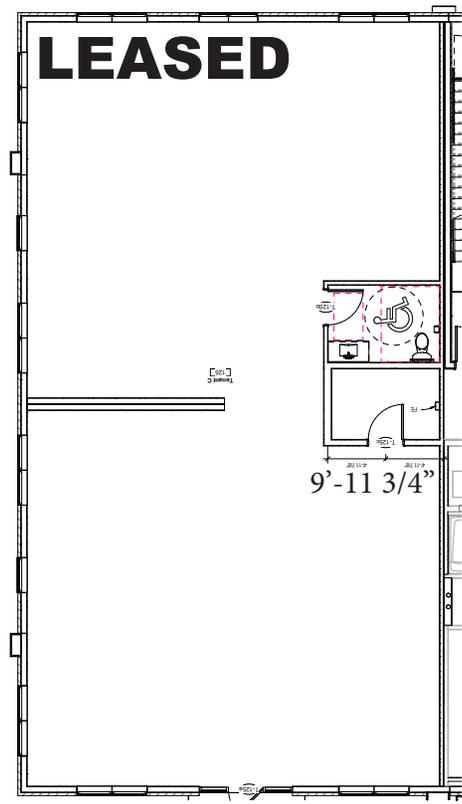


**Option 4: ±2.0 Acre Build-to-Suit**

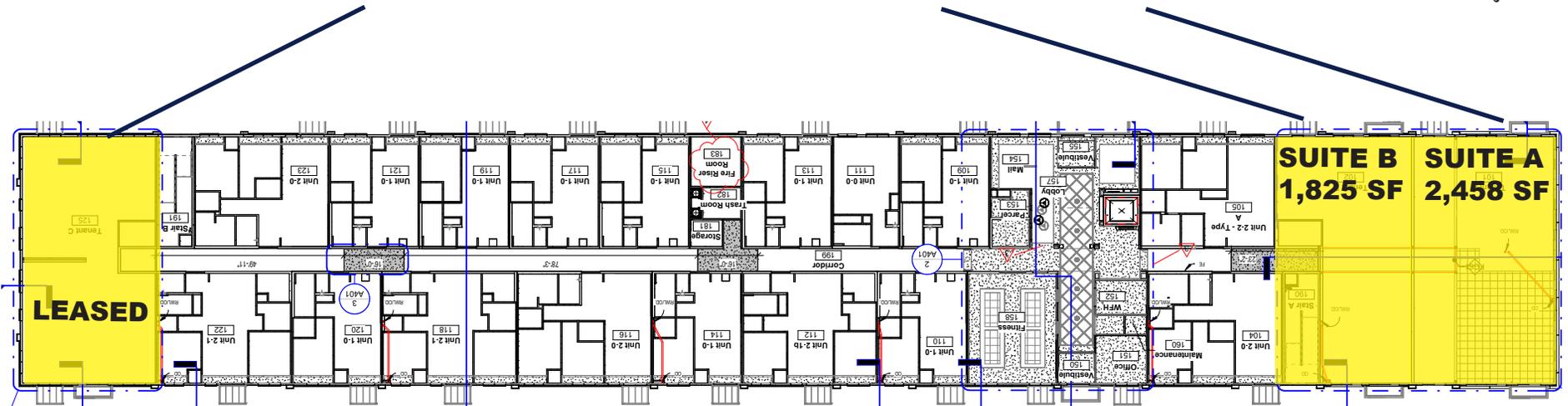








11"  
29'-1"  
6'-8"  
29'-1"  
11"



**DRIVE THRU POTENTIAL**

**Front**



TruStone Center

New Rogers Rec Center

Rogers Drive

141st Ave N



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