

**FOR LEASE**  
**7500 80th Street**  
Cottage Grove, MN

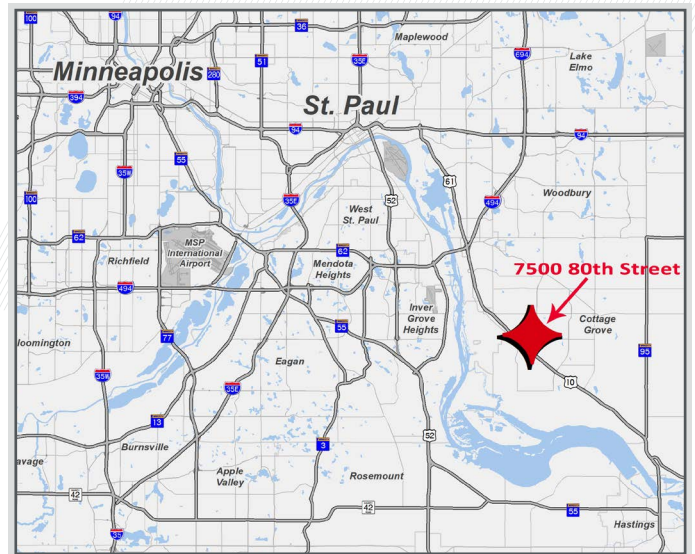


### PROPERTY HIGHLIGHTS

- Located in fast-growing Cottage Grove, just off Highway 61 on busy 80th Street
- Private entry to each suite
- Great window lines & abundant parking
- Building and monument signage available
- Growing metro area with great residential demographics
- Brand new 120 unit apartment building immediately adjacent complete

### BUILDING FEATURES

Building Size	10,291 SF
Space Available	Suite 100 - 5,181 SF Suite 210 - 1,873 SF
Year Built	2007
Net Rate	Negotiable
Operating Expenses & Taxes	\$13.23 PSF



### Contact

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**AERIAL**



**DEMOGRAPHICS**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Population	9,760	46,538	88,762
Households	3,548	16,148	32,325
Median Household Income	\$81,744	\$102,303	\$98,216
Average Household Income	\$102,452	\$123,404	\$121,467
Daytime Population	3,033	8,016	17,529

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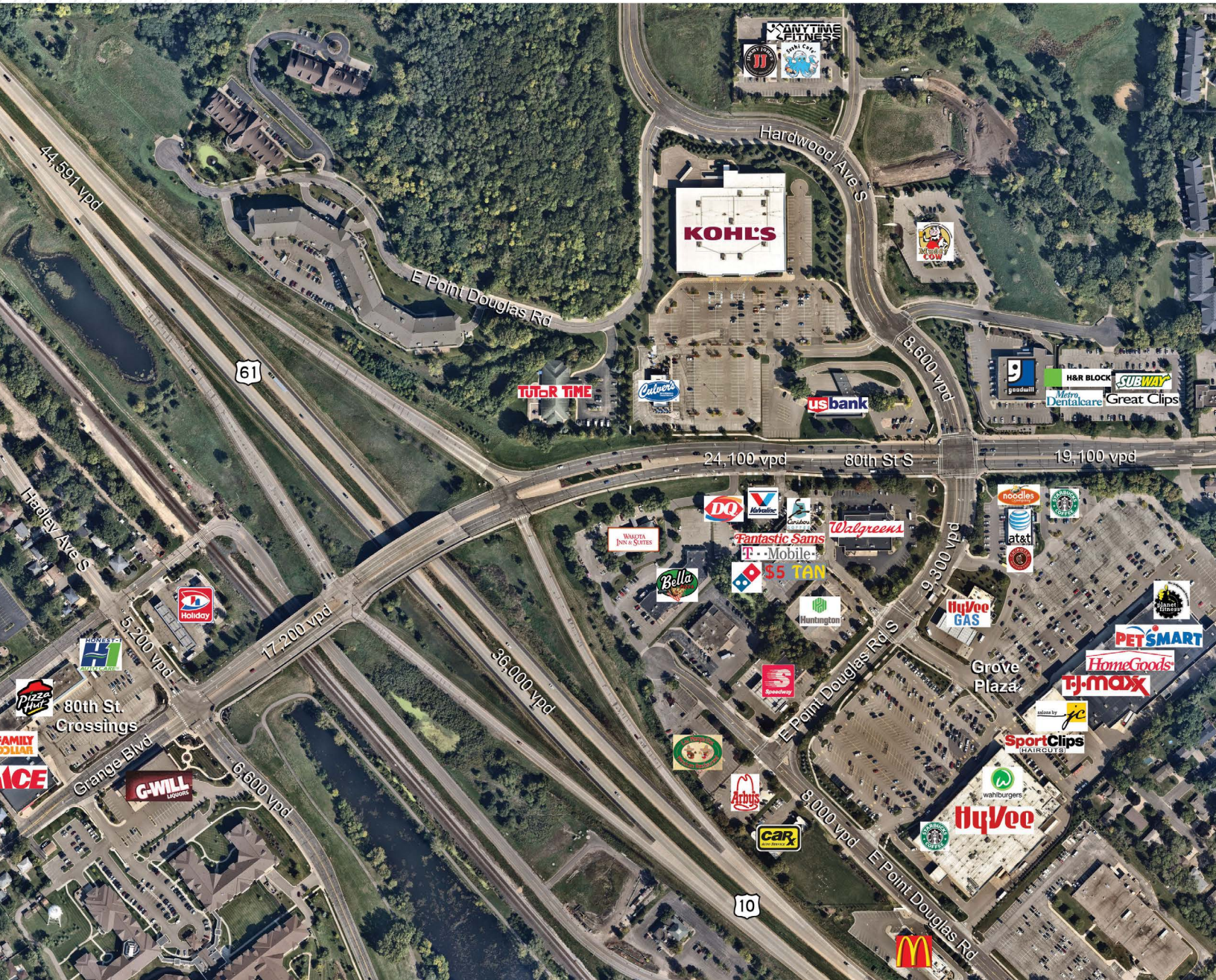
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AMENITIES AERIAL



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**FLOOR PLAN**

**SUITE 100 - 5,181 SF**

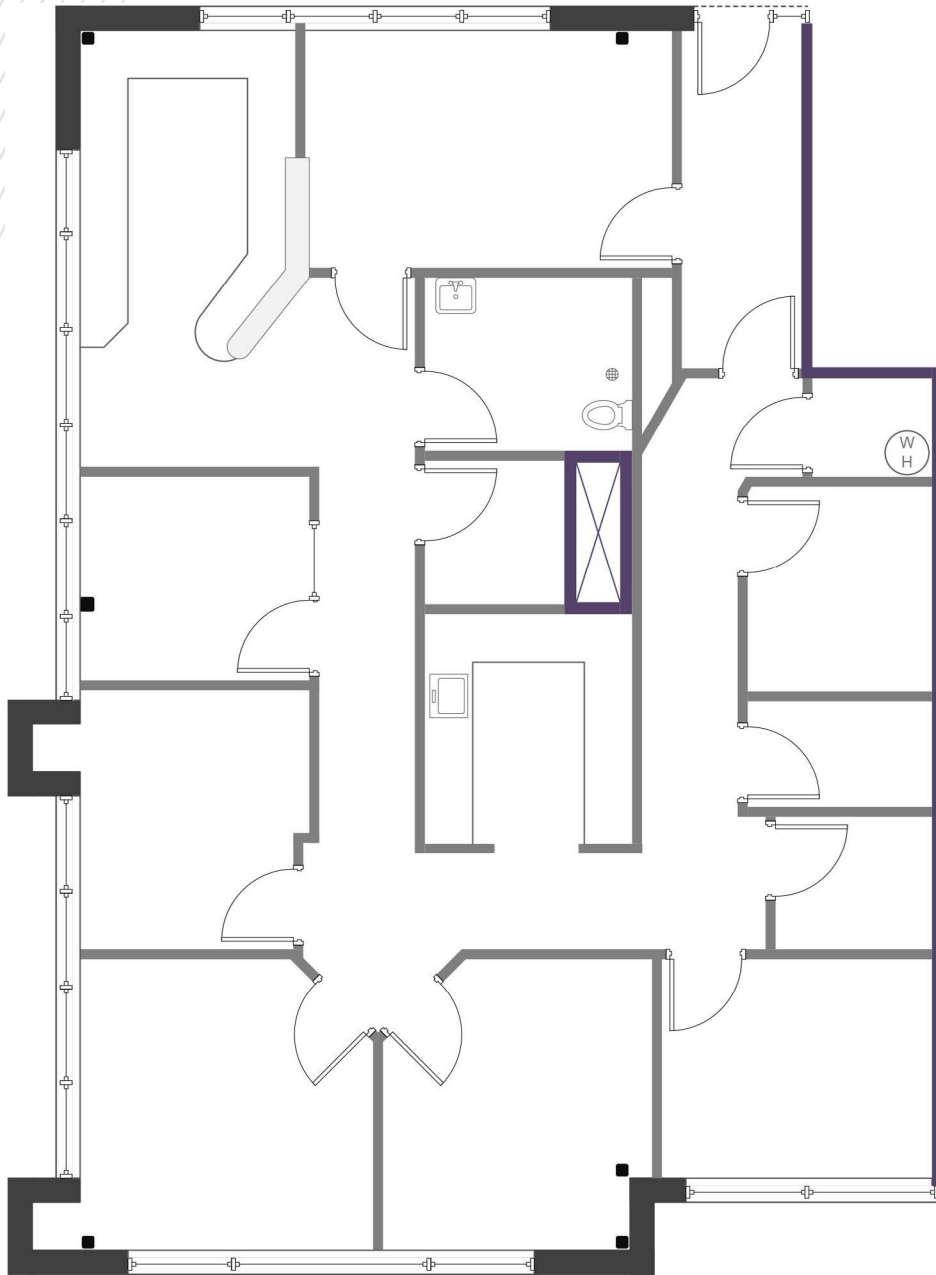


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FLOOR PLAN

SUITE 210 - 1,873 SF



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PHOTOS

