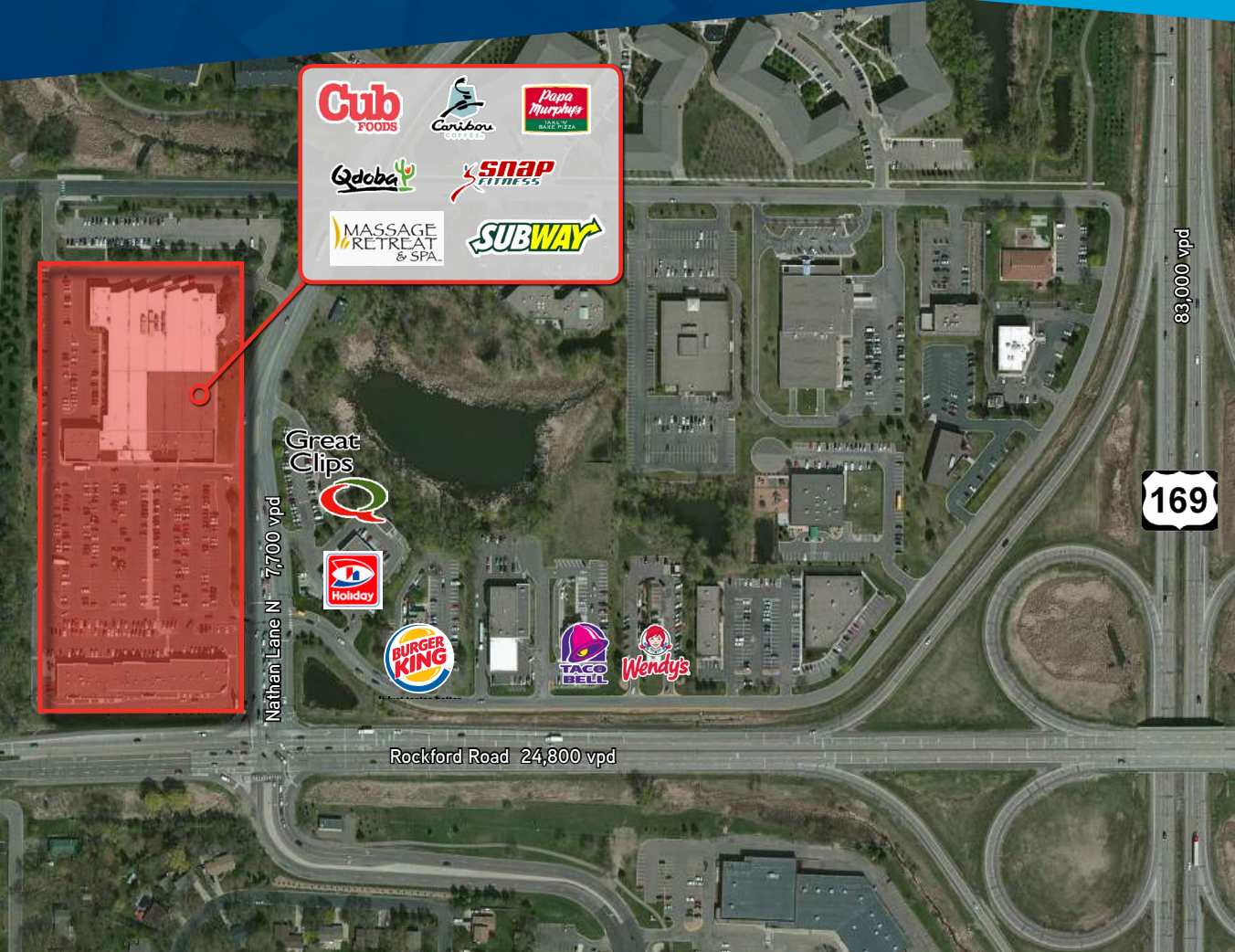


RETAIL SPACE FOR LEASE >

Rockridge Center

4445 Nathan Lane N | Plymouth, MN 55442



Sara Martin
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Owned by:
**Regency
Centers.**

Leased by:
WELSH
INTERNATIONAL
PARTNER XTEAM
RETAIL ADVISORS
Colliers
INTERNATIONAL

ROCKRIDGE CENTER > FOR LEASE

SITE INFORMATION

- > Location 4445 Nathan Lane N | Plymouth, MN
- > Description Grocery anchored retail
- > Center GLA 125,213 SF



AVAILABLE FOR LEASE

- > Suite 106: 1,416 SF
- > Suite 204: 1,638 SF
- > Suite 210: 2,105 SF
- > Suite 228: 3,790 SF

2018 EST. CAM & TAX

- \$2.74 per square foot CAM
- \$5.48 per square foot Tax
- \$0.26 per square foot Insurance
- \$8.48 per square foot Total



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	11,780	87,982	222,760
Median HH Income	\$71,992	\$73,535	\$72,717
Average HH Income	\$97,757	\$98,973	\$98,808

Source: ESRI 2018 est.



TRAFFIC COUNTS

- > Rockford Road: 24,800 vpd
- > Nathan Lane N: 7,700 vpd

* Source: MN Department of Transportation 2017 Study; averages are per day total cars



ANCHOR TENANTS



AREA TENANTS



COMMENTS

Rockridge Center is a strong grocery anchored center located just off County Road 9 and Highway 169 in Plymouth. This center is surrounded by dense residential and is the only grocery anchored center in the market. Rockridge Center offers great co-tenancy and with convenient access to Highway 169, it would be a great location for any retailer.

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SITE PLAN >

Rockridge Center | 4445 Nathan Lane N | Plymouth, MN



Suite	Tenant	SF
100	Cellular Sales	954 SF
102	Massage Retreat	2,663 SF
104	Cub Foods	89,219 SF
106	AVAILABLE	1,416 SF
108	Snap Fitness	4,169 SF
200	Caribou	1,856 SF
202	Perfection Hairstyling	1,092 SF
204	AVAILABLE	1,638 SF
206	Papa Murphy's	1,360 SF
208	Lifetime Nails	1,359 SF
210	AVAILABLE	2,105 SF
212	Any Lab Test Now	1,233 SF
214	#1 Chinese	1,030 SF
216 & 218	Bach to Rock	3,010 SF
220	Subway	1,663 SF
222	Optical Styles	1,481 SF
224	Fantastic Sams	1,389 SF
226	Allstate Insurance	789 SF
228	AVAILABLE	3,790 SF
230	Qdoba	2,997 SF

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