



RETAIL FOR LEASE

THE ROWE

Asking Rent: \$25-28 psf NNN

Property Overview

8,873 SF Retail and Restaurant Space.

Area Tenants

The Victoria Burrow

Winchester & Rye

Floyd's Bar

The Noble Lion

The Parlour Salon & Spa

Regarding Dentistry

Ruby's Roast Bakery & Coffee

Chapter One Books

Tazzie Baby & Child

HomeTown Bank

Willa June Fashion

White Burch House Furniture

Vic's Bar and Grill

Roulette's Pizza

Old National Bank

Snap Fitness

Enki Brewing

Building Tenants

Blue Agave

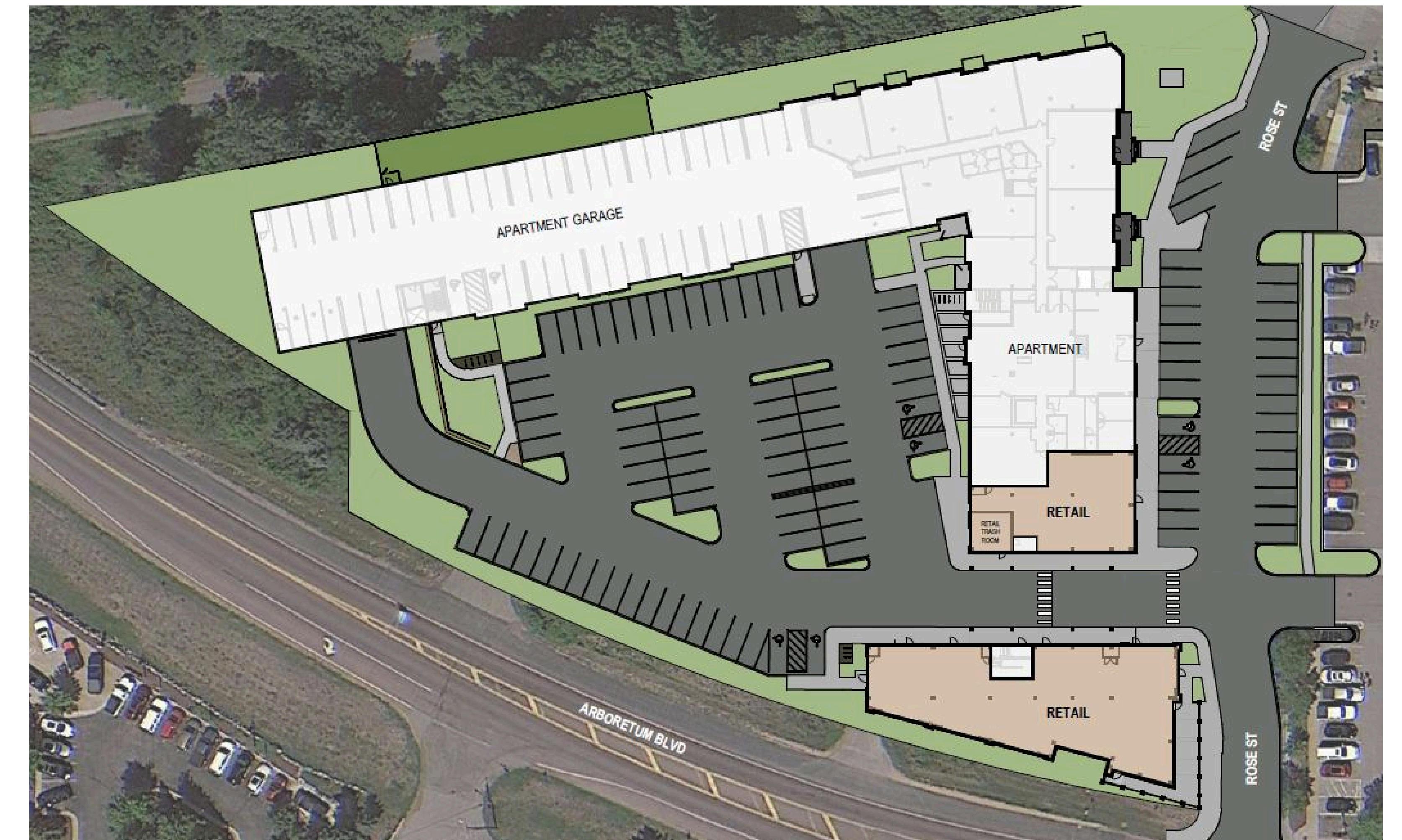
Victoria Dentistry

Key Highlights

- ✓ Excellent visibility and signage placement on Class A retail site on hard corner of Highway 5 and Rose Street
- ✓ Will demise the space for smaller units
- ✓ High performing area for retail and restaurants due to high incomes and growing population
- ✓ 125 Residential Units Upstairs
- ✓ Frontage/Visibility on Hwy 5, Arboretum Blvd
- ✓ Downtown Victoria Commercial
- ✓ District dedicated parking
- ✓ Flexible lease terms and negotiable rates
- ✓ TI's available for buildout
- ✓ Well capitalized, local, hands on landlord

Lease Overview

County	Carver
Asking Rent	\$25-28 psf NNN
Lease Type	NNN
CAM/TAX	\$8.41
Year Built	Q2 2025 Delivery Date Expected
Available SF	2,504 SF
Availability Date	Q2 2025
Tenancy Type	Retail, Restaurants
Parking Spaces	Ample Parking
Sprinklers	Yes
Class	A
Total Floors	Three and four-story mixed-use apartment building
HWY VPD	HWY 5 / ARBORETUM BLVD. - 14,300 VPD



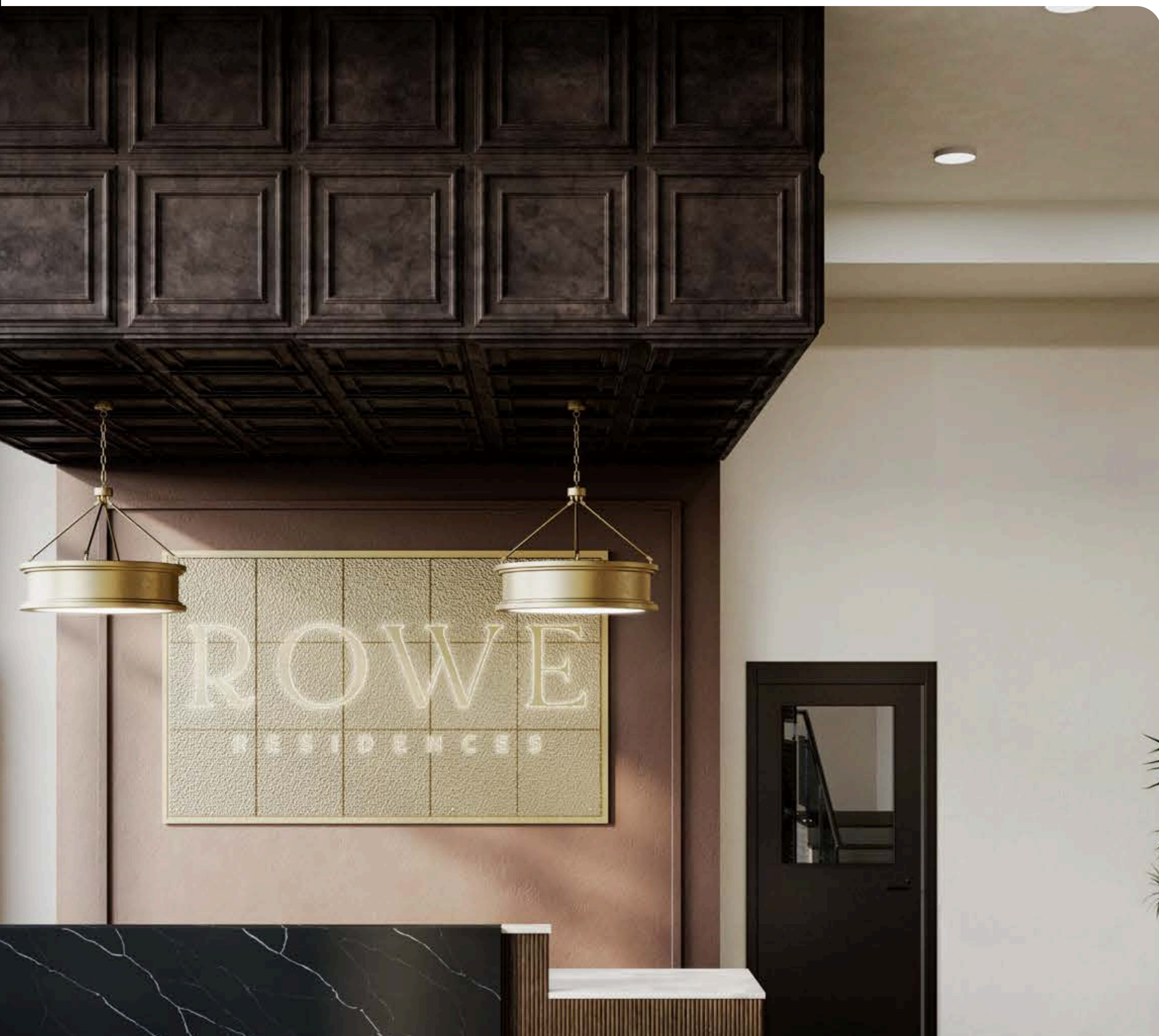
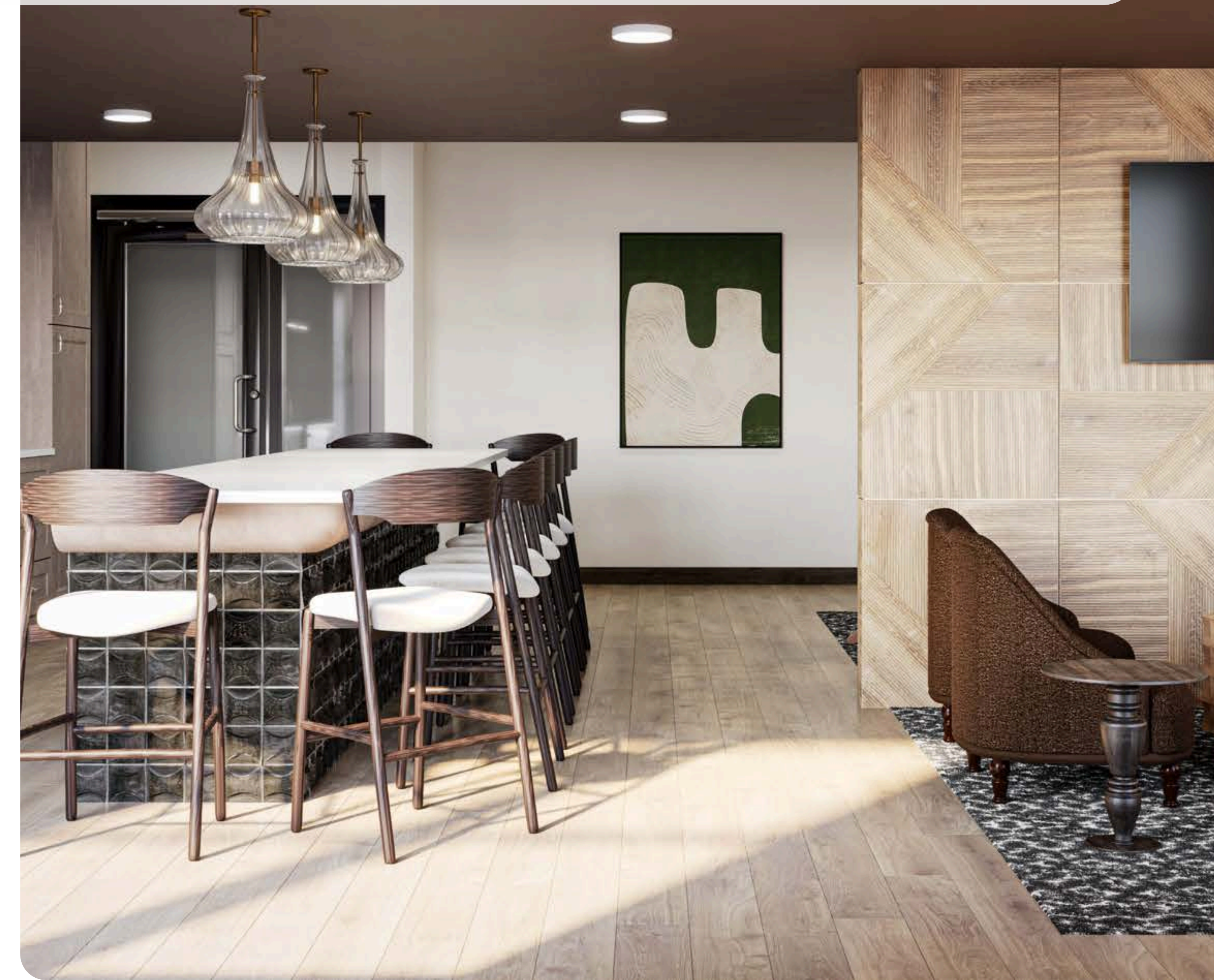
PROPERTY PHOTOS



PICTURE RENDERINGS

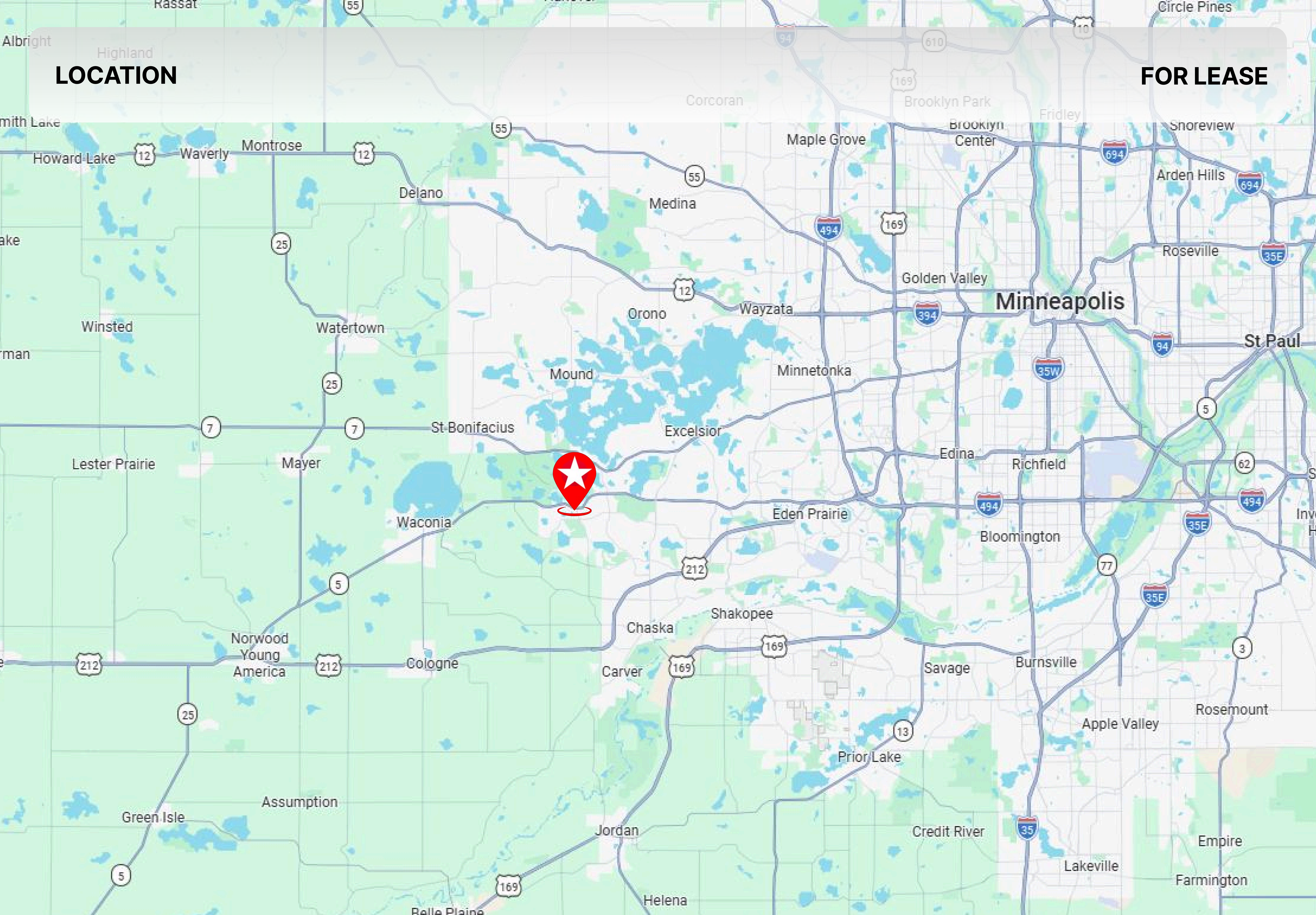


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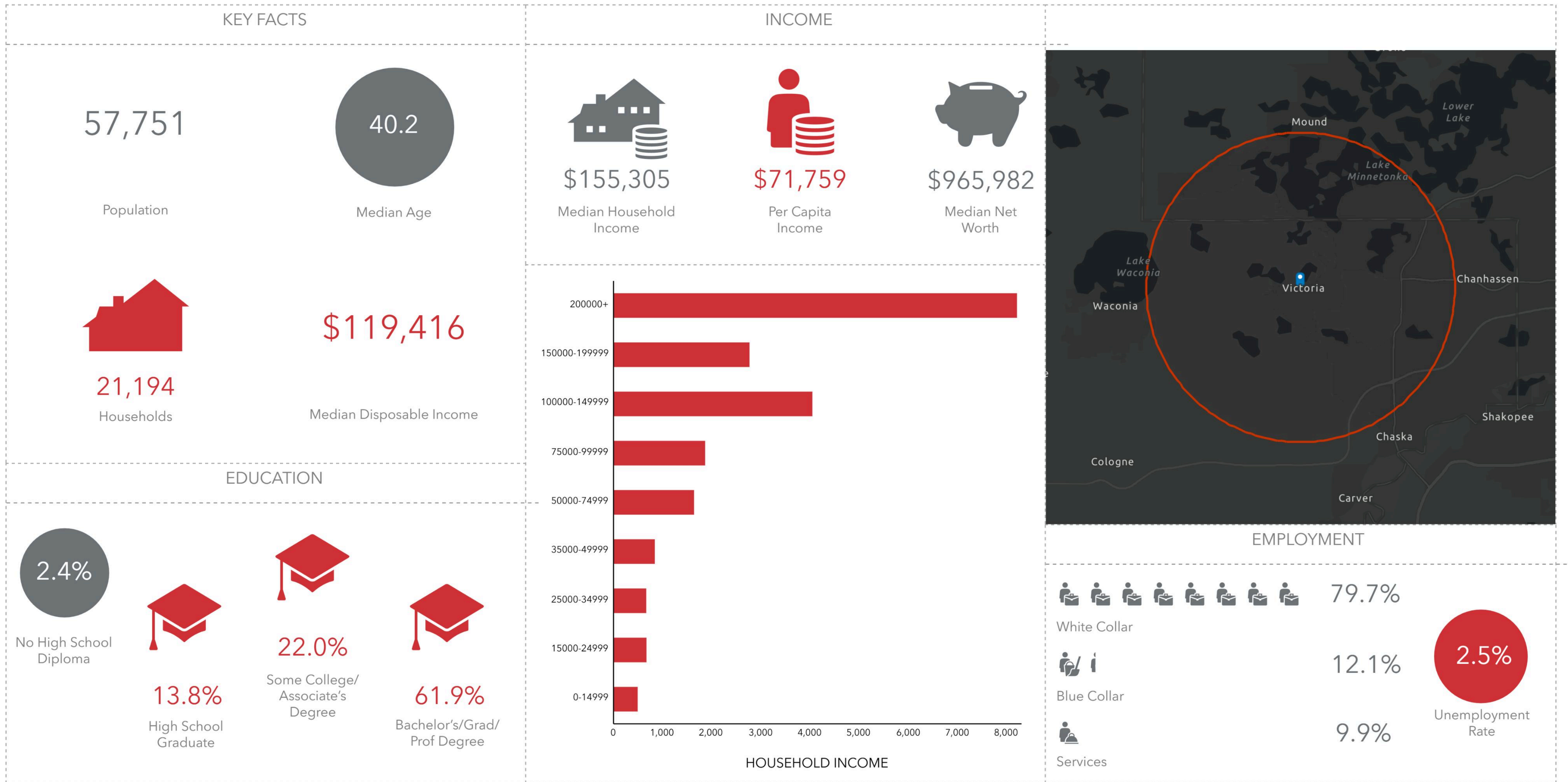
LOCATION

FOR LEASE



DEMOGRAPHICS - 5-Mile Radius

FOR LEASE



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

1,406 Total Businesses	20.3K Total Employees	\$3.40B Total Sales	2.5% Unemployment Rate
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Largest Businesses in Area

25* 100 or More Employees	25* \$10M+ Annual Sales Vol
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Most Employees

Beckman Coulter Inc	Branch	1,000
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Highest sales volume

Automated Building Components	Independent	\$364M
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Daytime Population

57,751
Total Population

50,729
Total Daytime Population

Ratio of daytime to total population:

0.88

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



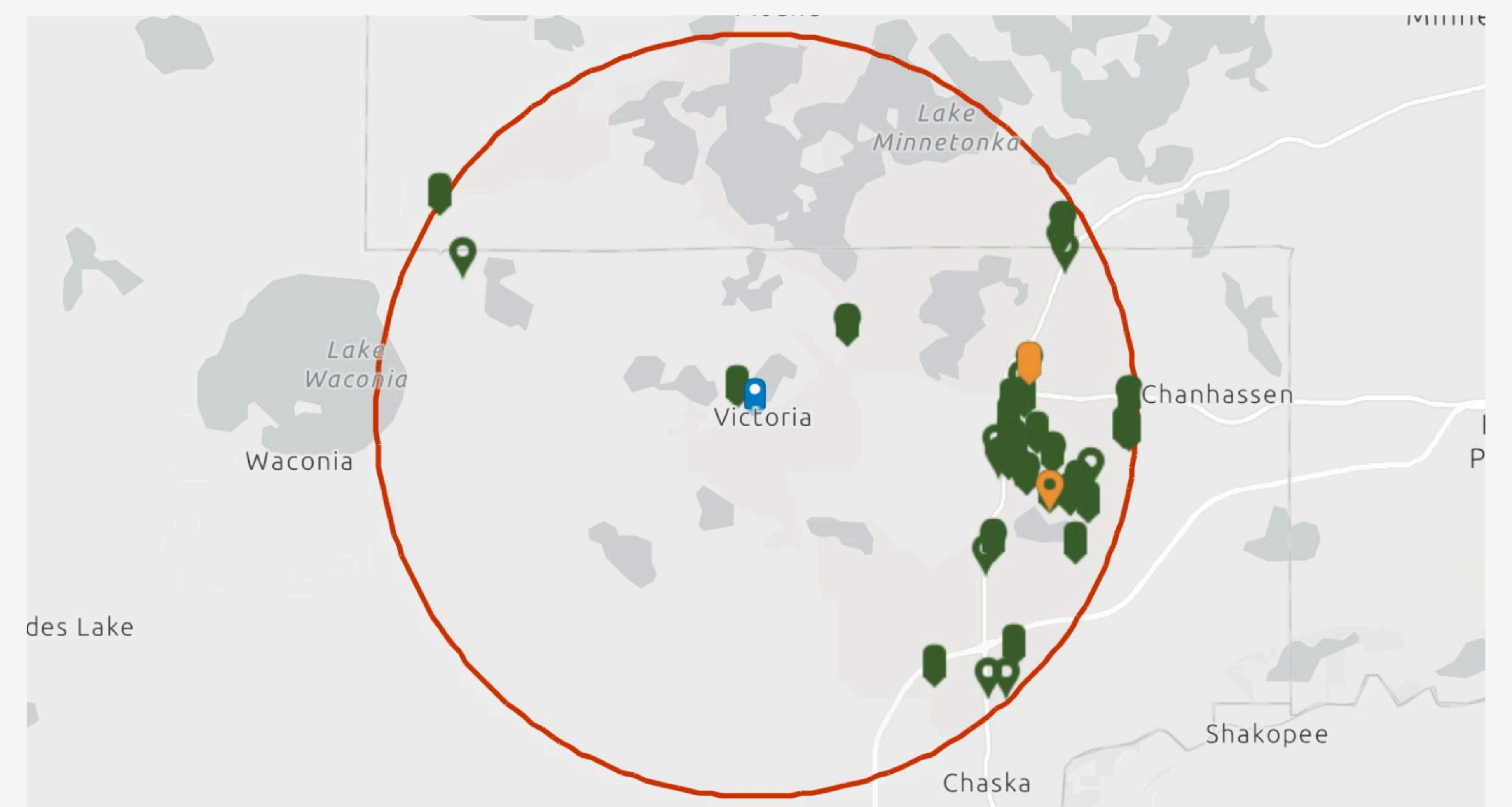
3.8

Avg Number of Employees



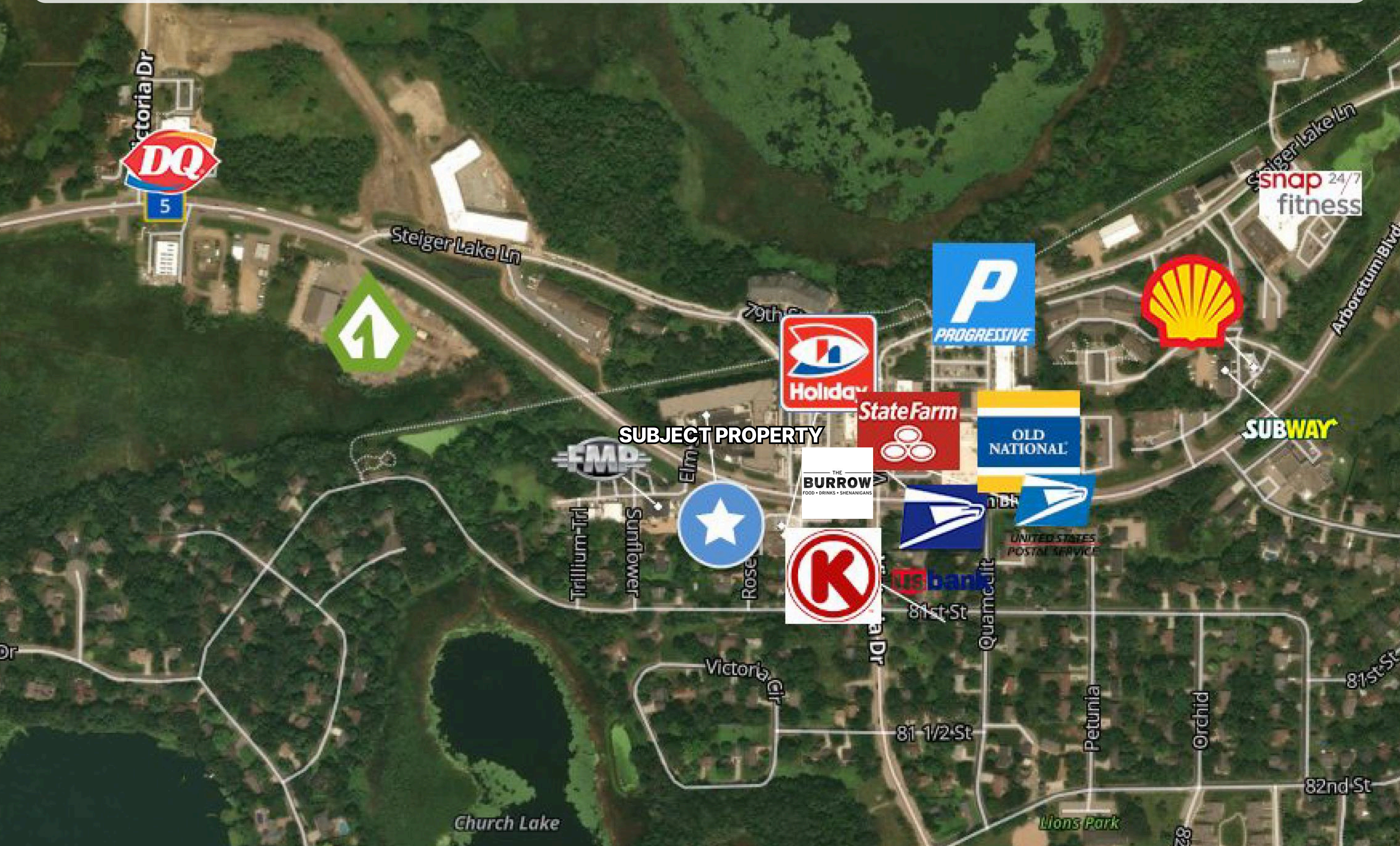
18

Total Businesses Per Square Mile



NEARBY RETAIL

FOR LEASE



SUBJECT PROPERTY

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At NAI Gateway Commercial, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose NAI Gateway Commercial, where your real estate goals become our mission.