

RETAIL FOR LEASE

THE SHOPPES AT ALMAR VILLAGE

SWC of County Rd 19 & 70th Street | Cottage Grove, MN 55016



TRANSWESTERN

REAL ESTATE
SERVICES



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PROPERTY OVERVIEW

The Shoppes at Almar Village

PROPERTY DETAILS

- Location: 7155 Jorgensen Lane S | Cottage Grove, MN
- GLA: 18,078 sq. ft.
- Parking: 120 Surface Spaces (8.39:1000)

AVAILABLE FOR LEASE

- Suite 120 | 1,250 sf

EST. CAM & TAX (2026)

- **\$14.57 psf CAM & Taxes**
[\$5.99 psf CAM + \$0.99 psf INS + \$7.60 psf TAX]

TRAFFIC COUNTS

- 8,799 vpd 70th Street South
- 7,778 vpd County Road 19 (Keats Ave S)

DEMOGRAPHICS

Radius:	2 Mile	5 Mile	10 Mile
Population	19,237	97,534	316,861
Average HH Income	\$164,122	\$152,941	\$1320,50
Median HH Income	\$130,152	\$118,395	\$98,736

* Sources: ESRI 2024 est & MN Dept of Transportation 2024 Study avgs are per day total cars



CENTER TENANTS



