



# FOR LEASE

ClockTower Building - 1750 Arboretum Blvd. Victoria, MN 55386



## OVERVIEW

The ClockTower Building is a premier retail destination in the heart of charming downtown Victoria, MN! The office/retail complex is 16,426 sf comprised of professional services, restaurants and retail businesses in a highly sought after and pro- business environment in Victoria, MN. With direct access and unbeatable visibility to the main signal light on Hwy 5 and downtown Victoria, the ClockTower Building has created a true destination experience in the SW Market of Minneapolis/St. Paul!



[www.copperwoodmn.com](http://www.copperwoodmn.com)

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A Division of Copperwood Investments, LLC





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PROPERTY PHOTOS



## SPECS

- 16,426 sf office/retail building
- Built in 2009
- 0.21 acre site
- Located downtown in heart of downtown Victoria
- Premier visibility to Hwy 5
- Premier building signage on Hwy 5
- Direct access to Hwy 5 at signal light
- Strong local ownership
- Responsive and full-service local management



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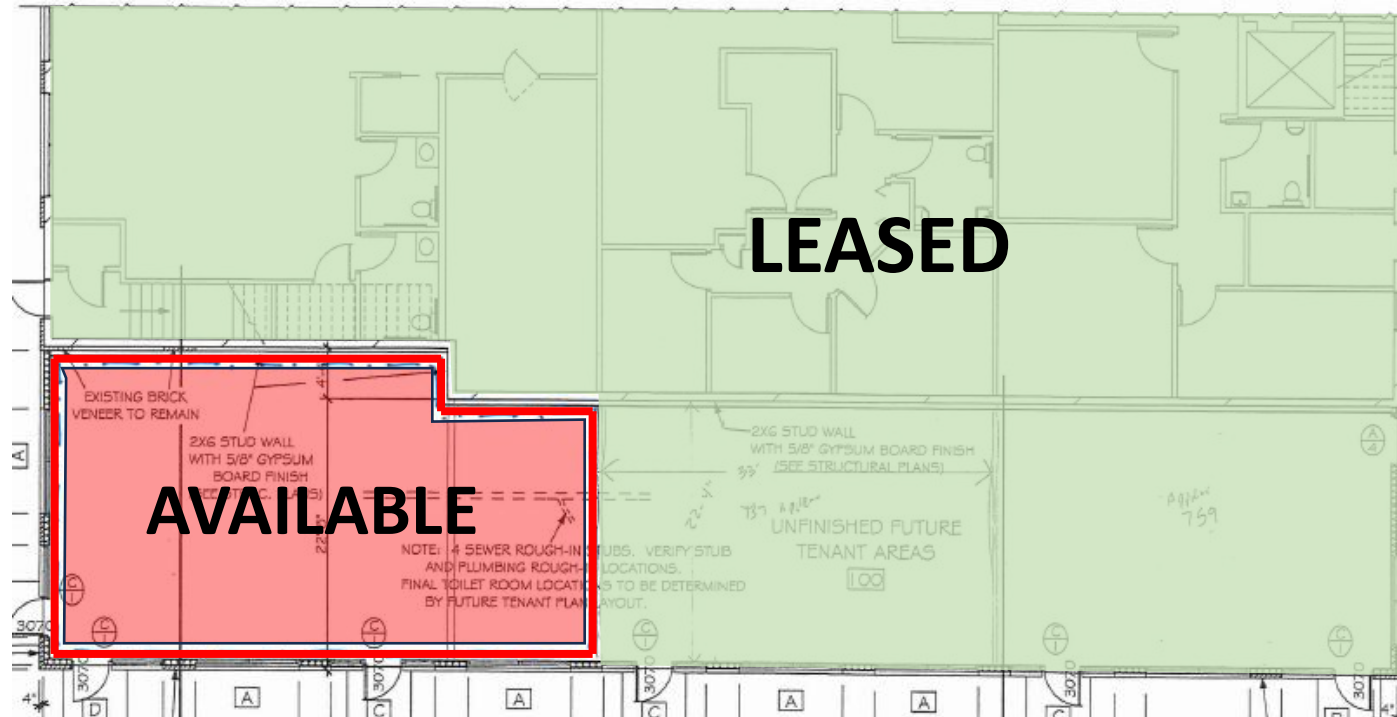


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## Space Plan

- Suite 107 – 636 rsf
- Suite 108 – 587 rsf
- Suite 107&108 combined – 1,223 total sf
- Retail
- Endcap unit
- Great natural light
- Unbeatable signage available
- Improvements available
- Net rent: \$28.00 psf
- 2025 operating expense: 7.36 psf
- Utilities separately metered







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## SPECS

- Victoria Offers:
- A rapidly growing community (20% growth projection 2018-2040)
- Population is approximately 12,000 people (Carver county is approximately 113,000 people)
- Most affluent community in the area
  - Median household income of \$125,000
  - 47% of homes valued over \$500,000
- Underserved: only 15 sf of retail/capita vs 40-60 in the surrounding area
- Traffic of 14,300 vehicles per day on Hwy 5



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MAP OVERVIEW



More Information on Waconia

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