



UPLAND
REAL ESTATE GROUP, INC.

ASGUARD DEVELOPMENT SEQ of 141st & Rogers Dr. Rogers, MN

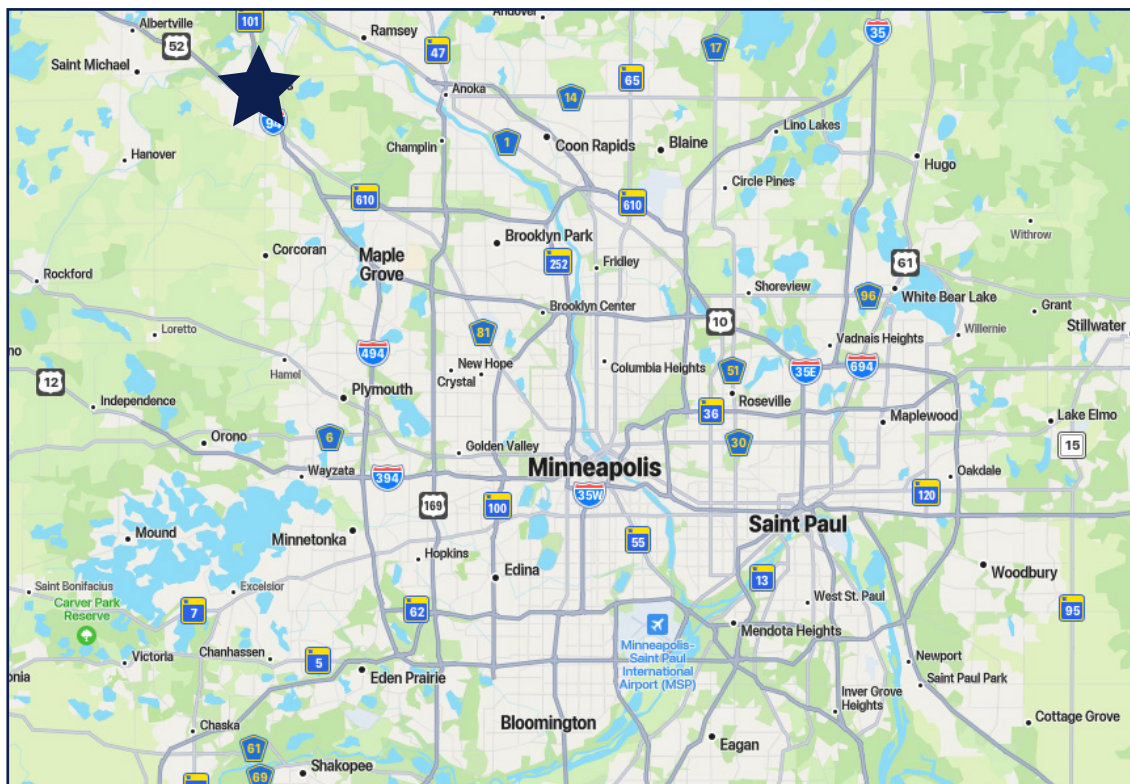
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& People Unite!*

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ADDRESS	SEQ of 141st & Rogers Drive
CITY, STATE	Rogers, MN
OPPORTUNITY A: (GROUND LEASE/BTS)	2.0 Acres - Divisible
OPPORTUNITY B: (MIXED-USE RETAIL)	Suite A - 2,450 SF Suite B - 1,825 SF Combined SF A & B - 4,275 SF
ESTIMATED DELIVERY	Q3 2026
COUNTY	Hennepin
PARKING	357 Stalls (Estimated)

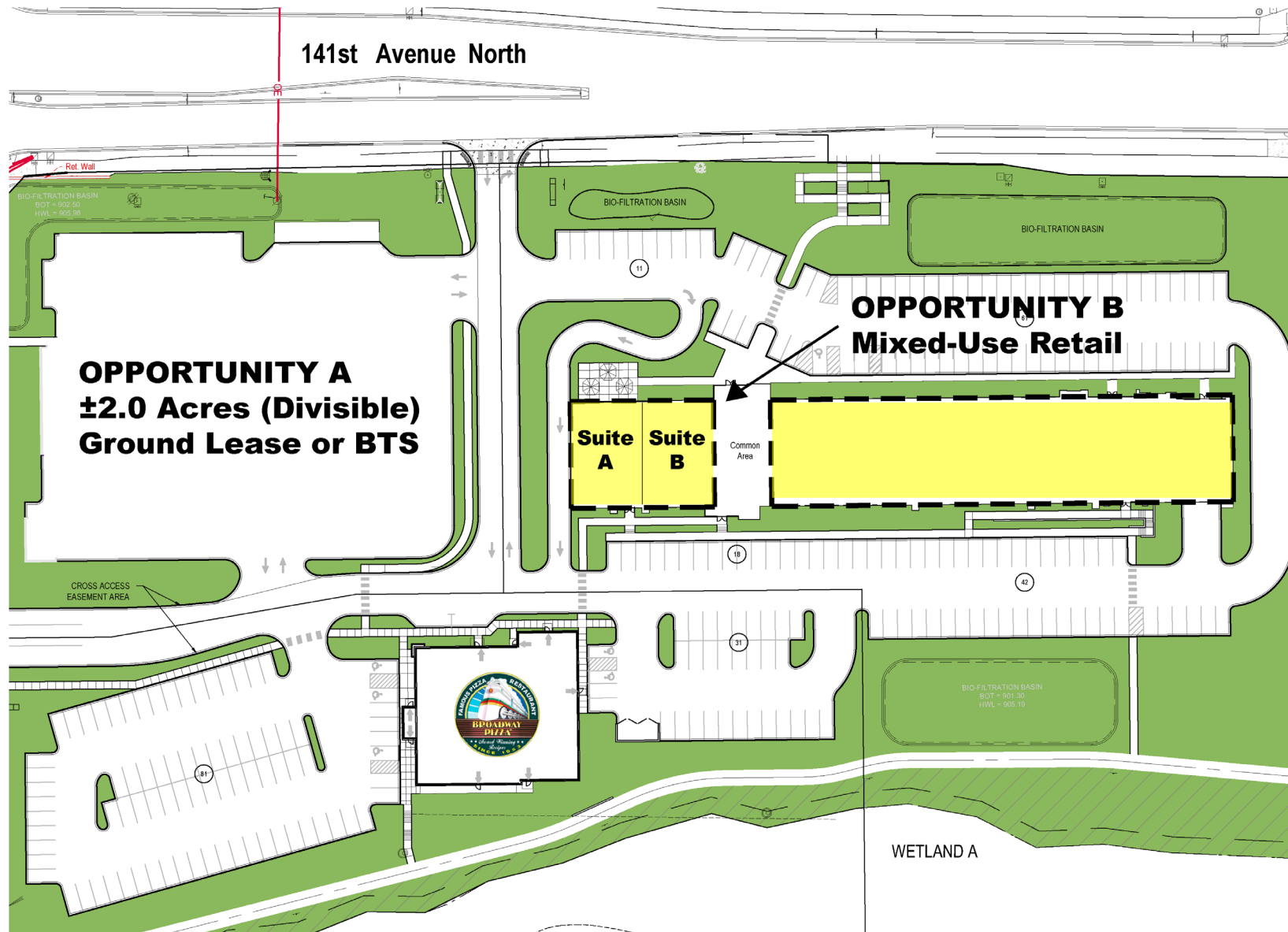


HIGHLIGHTS

- Well located with access off of Hwy 101 - 1st intersection after the Rogers bypass
- Adjacent to Rogers High School, Middle School, TruStone center and brand new indoor recreation center - attracting both visitor and student traffic
- Rogers is one of the top 10 fastest growing areas within the MSA - 25% population increase estimated from 2022-2030
- Only 10 Miles North of the I-494/I-694 interchange - The Twin Cities ring road system, providing seamless access to the entire Minneapolis - St. Paul MSA.

2025 DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
POPULATION	7,802	40,718	142,004
MEDIAN AGE	37.0	37.9	38.1
MEDIAN HH INCOME	\$144,540	\$130,958	\$125,655
AVERAGE HH INCOME	\$179,179	\$158,958	\$152,198





PREVIOUSLY APPROVED PARKING SUMMARY

<u>Required Parking (Through Approved Variance)</u>	
Asguard* (Residential/Cafe/Fitness)	207 Stalls
Broadway Pizza/Entertainment	117 Stalls
Convenience Store (Kwik Trip)	33 Stalls
Total	357 Stalls
*Asguard parking based on 71 residential units, 2,500 of restaurant and 20,525 sf fitness center (142 stalls for residential & 65 stalls for 23,025 sf cafe/fitness (2.8 stalls / 1,000 sf))	
<u>Provided Parking</u>	
Asguard (Residential/Retail/Fitness):	
Standard Stalls	132 Stalls
Underground Garage Stalls	71 Stalls
Accessible Stalls	4 Stalls
Subtotal	207 Stalls
Broadway Pizza/Entertainment:	
Standard Stalls	112 Stalls
Accessible Stalls	5 Stalls
Subtotal	117 Stalls
Convenience Store (Kwik Trip):	
Standard Stalls	31 Stalls
Accessible Stalls	2 Stalls
Subtotal	33 Stalls
TOTAL	357 Stalls

REALLOCATED PARKING SUMMARY

<u>Required Parking</u>	
Asguard - Residential (90 units - 19 additional)	180 Stalls
Asguard - Cafe (3,000 sf dining/1,500 sf kitchen)**	13 Stalls
Asguard - Office (1,500 sf)	4 Stalls
Broadway Pizza/Entertainment	117 Stalls
Convenience Store (Kwik Trip)	33 Stalls
Total	347 Stalls
**Asguard Cafe/Office assumed as 2.8 stalls per 1,000 sf based on previously approved parking variance	
<u>Provided Parking</u>	
Asguard - 90 Residential Units (19 additional):	
Standard Stalls	109 Stalls
Underground Garage Stalls	71 Stalls
Accessible Stalls	4 Stalls
Subtotal	184 Stalls
Asguard - 4,500 sf Cafe (3,000 sf dining/1,500 sf kitchen):	
Standard Stalls	17 Stalls
Subtotal	17 Stalls
Asguard - 1,500 sf Office:	
Standard Stalls	6 Stalls
Subtotal	6 Stalls
Broadway Pizza/Entertainment:	
Standard Stalls	112 Stalls
Accessible Stalls	5 Stalls
Subtotal	117 Stalls
Convenience Store (Kwik Trip):	
Standard Stalls	31 Stalls
Accessible Stalls	2 Stalls
Subtotal	33 Stalls
TOTAL	357 Stalls

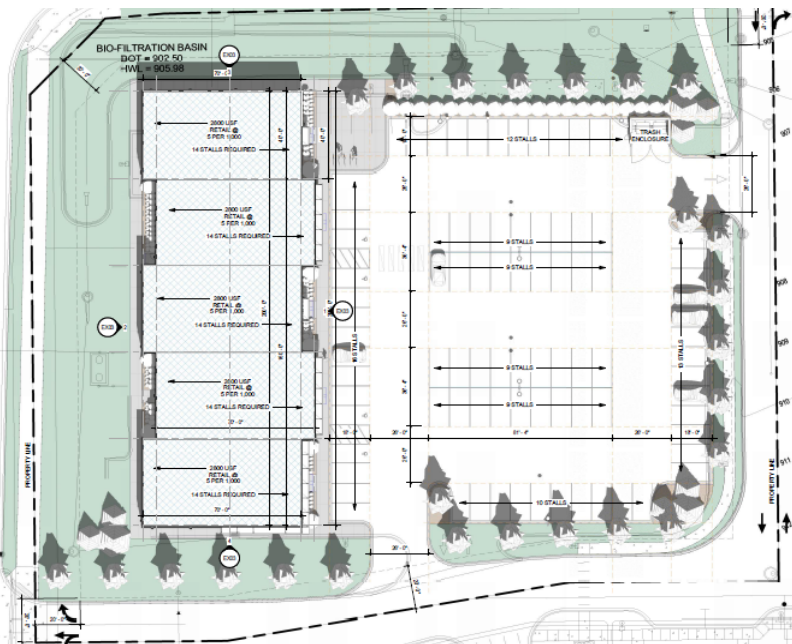
Option 1: ±2.0 Acre Ground Lease



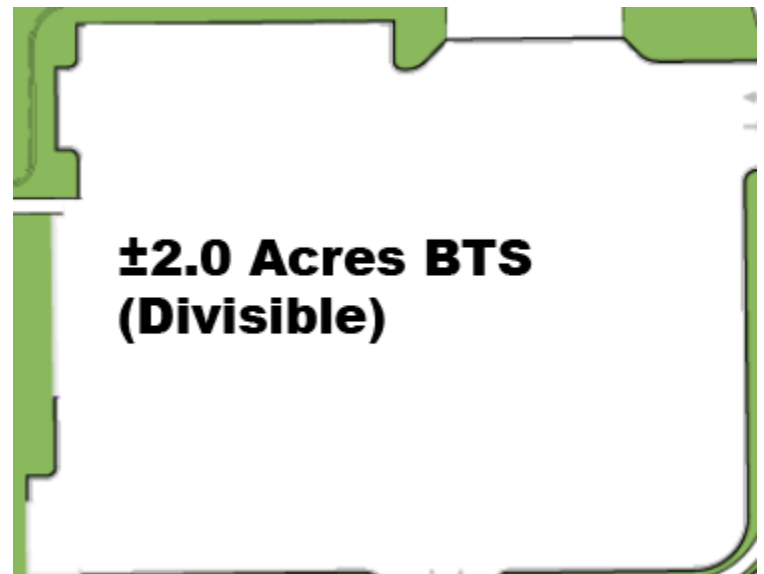
Option 2: ±1.0 Acre Ground Lease



Option 3: Multi-tenant Building

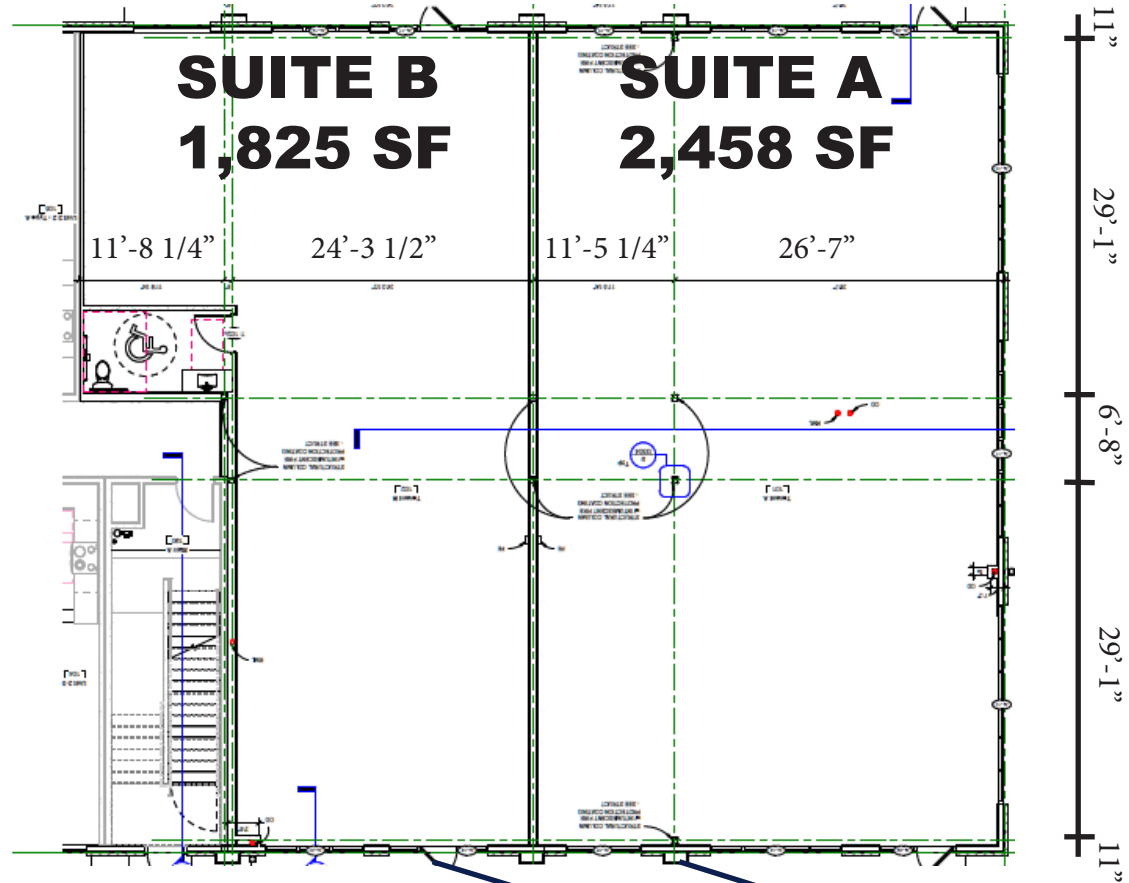
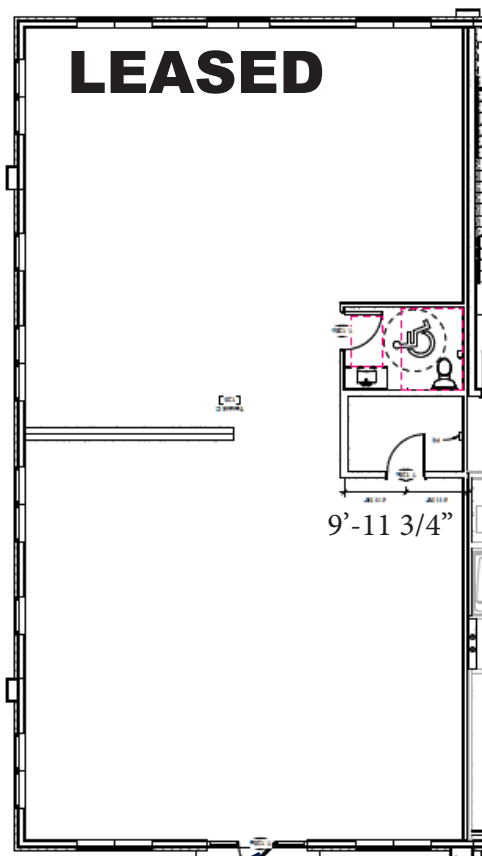


Option 4: ±2.0 Acre Build-to-Suit









Front

DRIVE THRU POTENTIAL



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