



# SHOPPES AT GATEWAY NORTH

**7750 Harkness Avenue South, Cottage Grove, MN 55016**

## Retail Space for Lease

### Space Available

**Suite 104:** Former salon - 1,320 sf

**Suite 105:** Former chiropractor space - 1,320 sf

**2025 CAM:** \$4.67 psf and Tax: \$3.72 psf

**Lease Rate:** Negotiable

### Demographics

#### Average Household Population:

1 mile - 9,438 | 3 miles - 42,852 | 5 miles - 84,305

#### Average Household Income:

1 mile - \$83,779 | 3 miles - \$90,212 | 5 miles - \$91,990

### Highlights and Features

- Convenient neighborhood center
- Great visibility
- Easy access from US-61
- Parking: 85 spaces
- Zoning: Mixed-use
- Strong retail corridor
- Building signage available
- Co-tenants: Sushi Café, Gray Duck, Jimmy John's, Salon Fusion, and Anytime Fitness,
- Area tenants: Muddy Cow, Walgreens, TCF Bank, Las Margaritas, Kohl's, Domino's, Merchants Bank, Culvers, SuperAmerica, Hy-Vee, Caribou Coffee

### Traffic Counts

**Highway 61/10** - 40,000 vpd

**80th Street** - 19,100 vpd

**Hardwood Avenue** - 8,600 vpd



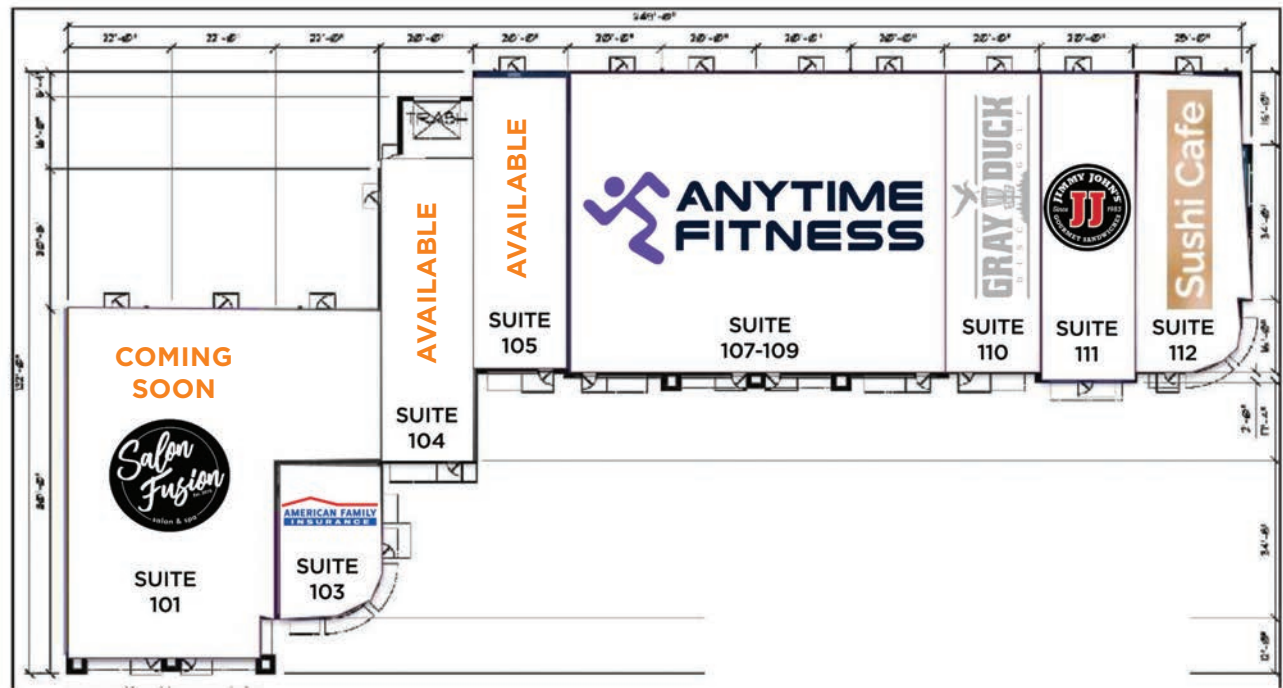
**Mary Lindell**

**Senior Associate/Retail Specialist**

2550 University Ave. W. #305-S, St. Paul, MN 55114

612.747.9854 | MLindell@Suntide.com

## 7750 Harkness Avenue South, Cottage Grove, MN 55016



Mary Lindell

Senior Associate/Retail Specialist

2550 University Ave. W. #305-S, St. Paul, MN 55114

612.747.9854 | MLindell@Suntide.com