



# FOR LEASE

Office / Retail Space Available

**WATERFRONT COMMONS IV**  
**XXX 90<sup>TH</sup> STREET**  
**OTSEGO, MN 55330**

## PROPOSED DEVELOPMENT



**STEVE FISCHER**  
612.619.9991  
sfischer@arrowcos.com



**CHAD WEEKS**  
612.619.9911  
cweeks@arrowcos.com

**Lease Rate: NEGOTIABLE**

# HIGHLIGHTS

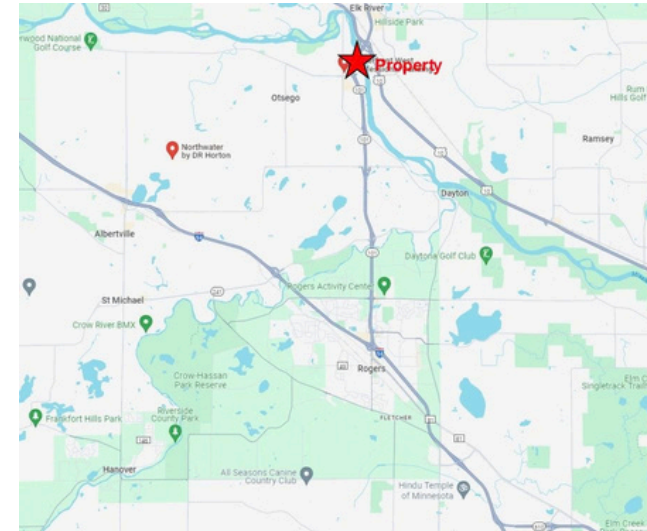


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Arrow Companies is pleased to present a new construction retail and office development opportunity located along the highly trafficked Highway 101 corridor in Otsego, Minnesota.

This strategically positioned property offers excellent visibility, strong access, and flexible suite configurations designed to accommodate a wide range of retail, medical, and professional office users. The site benefits from proximity to national retailers and continued residential growth, making it an ideal location for businesses seeking to establish or expand within one of the fastest-growing submarkets in the northwest Twin Cities metro.

- Prime location along Highway 101
- Pylon signage opportunity (high visibility)
- Located in Otsego's primary retail corridor
- Strong daily traffic counts
- Immediate access via County Road 39
- Surrounded by national and regional retailers
- Rapid residential and commercial growth in trade area
- New construction with flexible layouts
- Ideal for retail, medical, and professional office users



**ARROW REAL ESTATE CORP.**  
**7365 KIRKWOOD COURT N., SUITE 335**  
**MAPLE GROVE, MN 55369**  
**(763) 424 - 6355**  
**WWW.ARROWCOS.COM**

# FEATURES



**WATERFRONT COMMONS IV**  
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## Building Features:

- Modern storefront design
- High-quality construction
- Ample surface parking
- Strong visibility and signage opportunities

The property is surrounded by established national and regional retailers that serve as strong traffic generators for the area.

## Major Anchors:

- Target
- ALDI
- Coborn's

## Retail & Service:

- Michaels
- Ace Hardware
- CVS Pharmacy

## Food & Beverage:

- Caribou Coffee
- Denny's
- Rockwoods

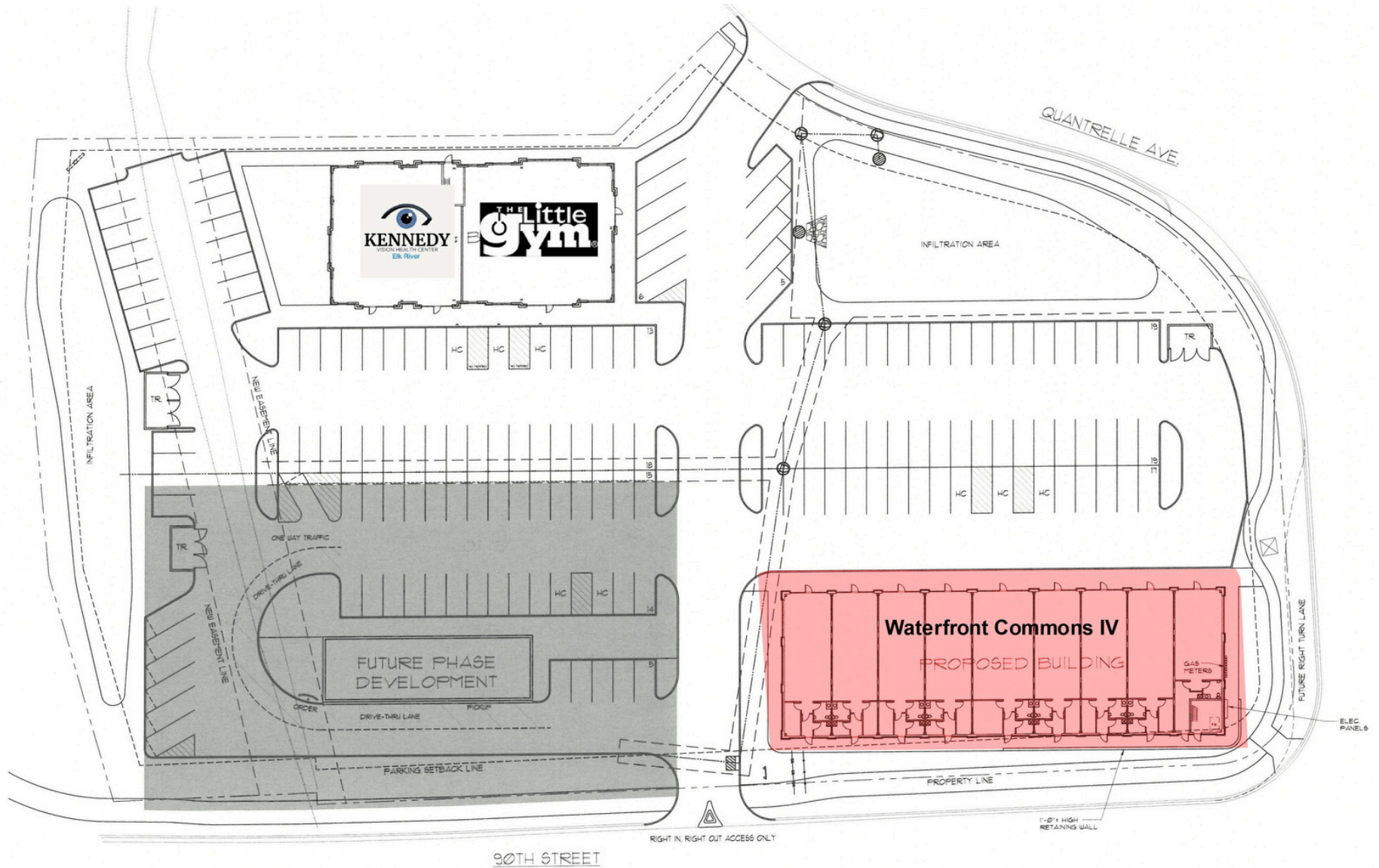
These retailers create a strong retail node that supports consistent consumer traffic and enhances the viability of the subject property.



# SITE PLAN



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1 SITE PLAN  
ALL 1" = 20'-0"



# AVAILABLE SUITES



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## **RETAIL SPACE**

- **SMALLEST BAY: 1,165 SF**
- **LARGEST SINGLE BAY: 1,502 SF**
- **MAXIMUM CONTIGUOUS: 8,278 SF**

## **OFFICE SPACE (TWO-STORY)**

- **SMALLEST SUITE: ~1,200 SF**
- **LARGEST CONTIGUOUS (PER FLOOR): ~9,830 SF**
- **FLEXIBLE CONFIGURATIONS FOR:**
  - **MEDICAL USERS**
  - **PROFESSIONAL OFFICE**
  - **SERVICE-BASED TENANTS**

## **AVAILABLE SUITES:**

- Suite 1 - 1,502 RSF Retail (End Cap)**
- Suite 2 - 1,432 RSF Retail**
- Suite 3 - 1,432 RSF Retail**
- Suite 4 - 1,432 RSF Retail**
- Suite 5 - 1,165 RSF Retail**

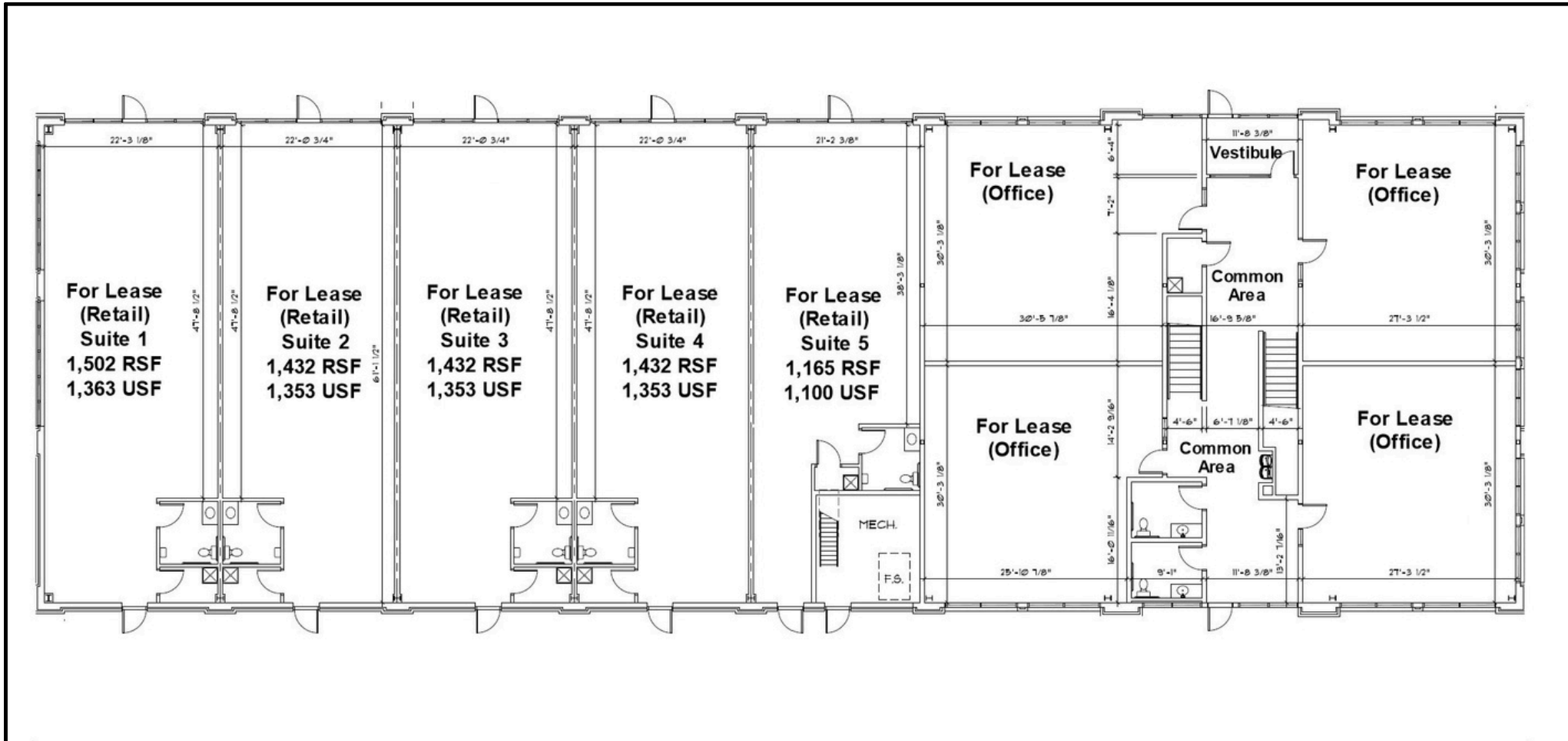
**OFFICE 1,200 RSF to 9,830 RSF**

# FLOORPLAN

## FIRST FLOOR



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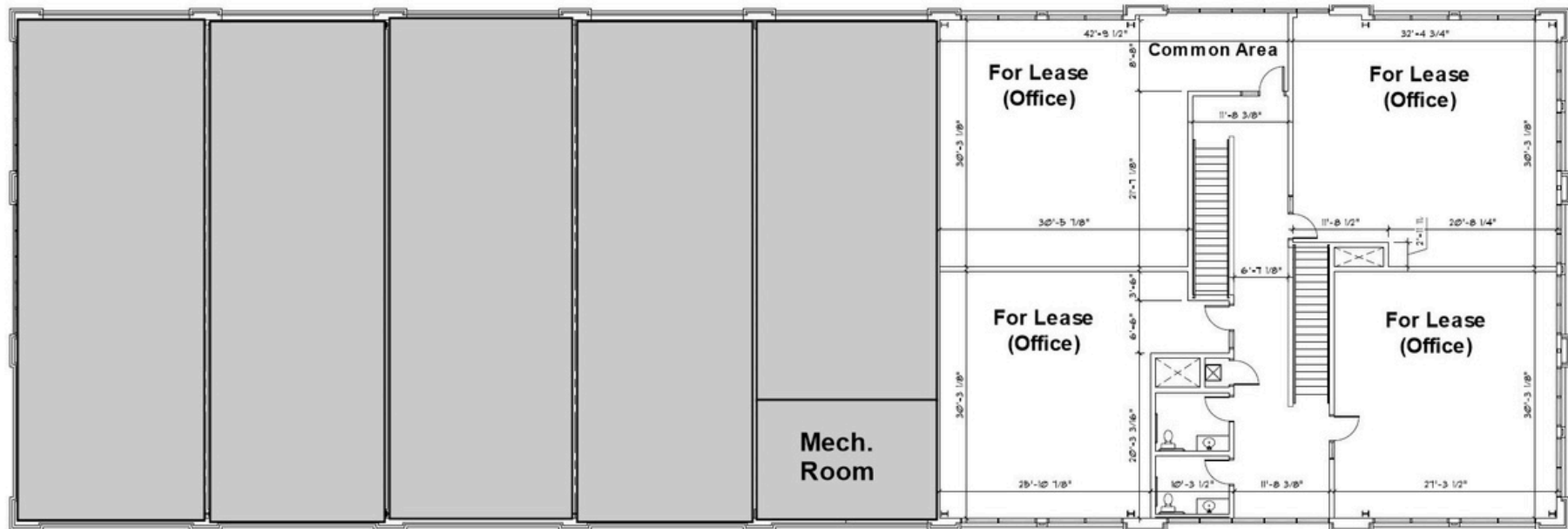


# FLOORPLAN

## 2ND FLOOR (OFFICE)



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# PHOTOS



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**THE PROPERTY IS LOCATED IN OTSEGO, MINNESOTA, A RAPIDLY EXPANDING SUBURB IN WRIGHT COUNTY WITHIN THE NORTHWEST TWIN CITIES METROPOLITAN AREA.**

**OTSEGO HAS EXPERIENCED SIGNIFICANT RESIDENTIAL GROWTH OVER THE PAST DECADE, DRIVING INCREASED DEMAND FOR RETAIL AND SERVICE-ORIENTED BUSINESSES. THE SUBJECT PROPERTY IS POSITIONED WITHIN THE CITY'S PRIMARY COMMERCIAL CORRIDOR, MAKING IT A KEY LOCATION FOR FUTURE RETAIL AND OFFICE DEVELOPMENT.**



	2020 Census	2024 Estimate	2029 Projection
Population (5 miles)	50,597	56,224	61,942
Households (5 miles)	968	1,127	1,270
Average Household Income		\$120,120	