

FOR LEASE



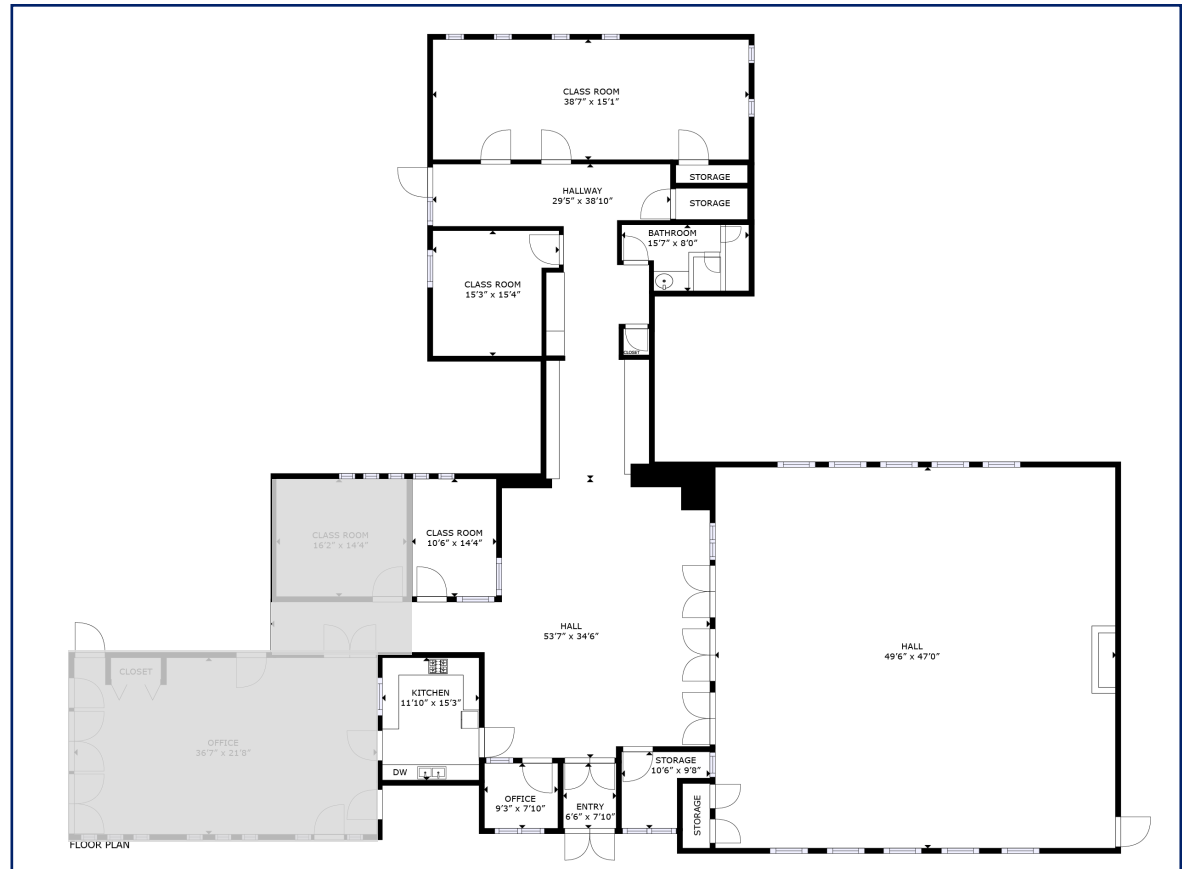
7000 HINTON AVENUE SOUTH
COTTAGE GROVE, MN 55016

Anders Priley | AEPriley@cbrealty.com | 218-310-0876

St. Luke Lutheran Church, located at 7000 Hinton Avenue S in Cottage Grove, is seeking tenants in the professional service industry, non-profit organizations, and childcare services to lease 5000-7000sqft in their building. The property also has fenced in outdoor space and plenty of parking.

The space available is currently being used as a pre-school with a new childcare organization being an easy transition into the space. A more traditional office user would also work, with the classrooms being converted to suites, and larger, open areas being used as collaboration spaces.

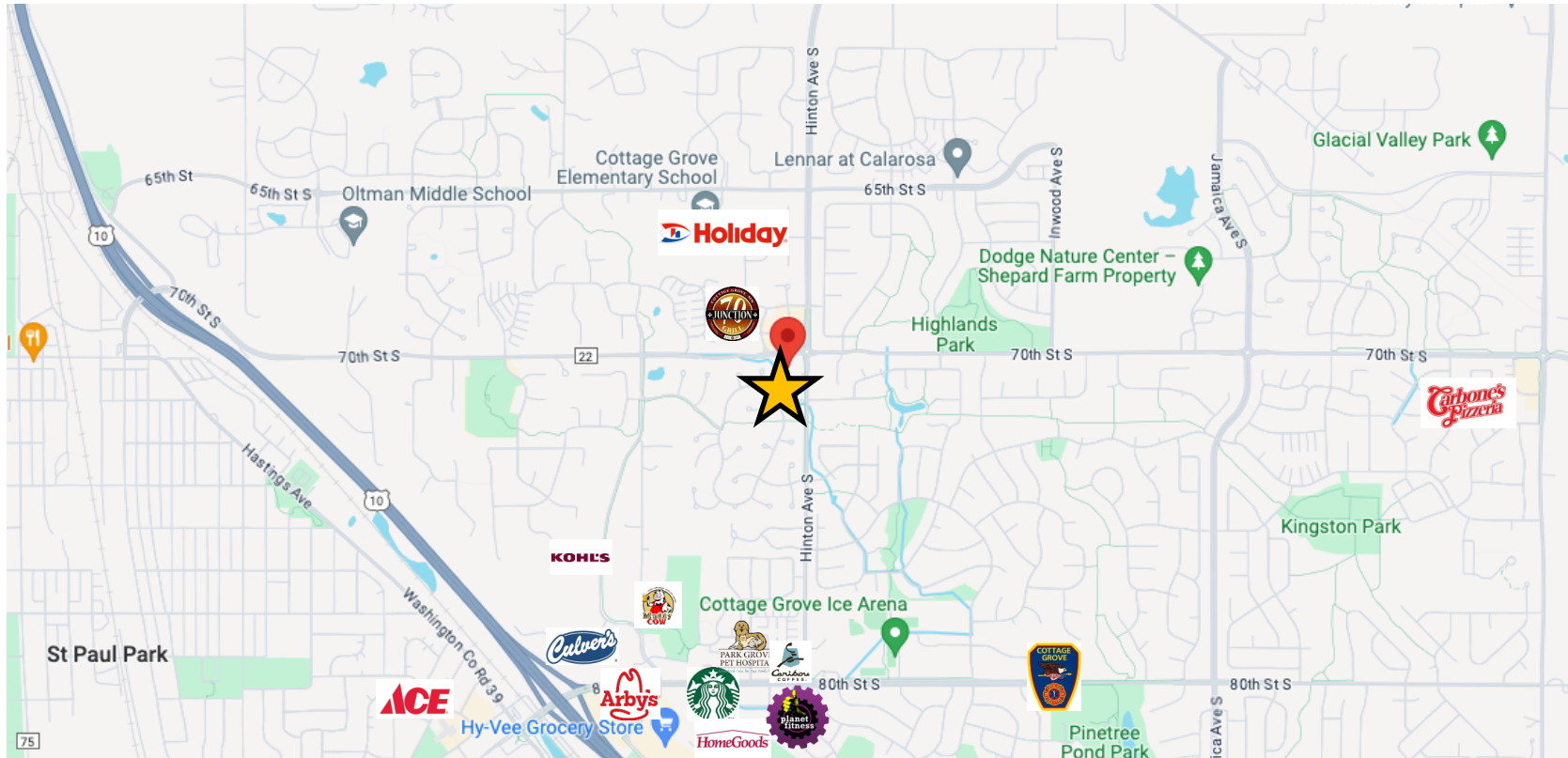
With the property being located at Hinton Avenue S and 70th S, the property is easy to access and has strong demographics around it. The total square footage available will depend on the needs of the tenant and the landlord. Additional space may be available to be used depending on days and times of the week.



LISTING HIGHLIGHTS

Price: Negotiable
Available Space: 5,000-7,000sqft
Total Building Size: 18,729sqft
Lot Size: 2.97 Acres
Year Built: 1980





PROPERTY HIGHLIGHTS

- Convenient Location
- Private Offices
- Green Space
- Plenty of Parking
- Access to Additional Spaces

DEMOGRAPHICS

Distance from Subject Property

- Population
- Unemployment Rate
- Average Household Income
- Median Household Income

	1 Mile	3 Mile	5 Mile
• Population	5,450	31,670	56,126
• Unemployment Rate	1.10%	1.89%	2.01%
• Average Household Income	\$88,881.25	\$84,049.89	\$84,136.52
• Median Household Income	\$79,554.50	\$80,412.06	\$81,462.70

TRAFFIC COUNTS

- 10,500 cars a day at the roundabout of 70th St S and Hinton Ave S

