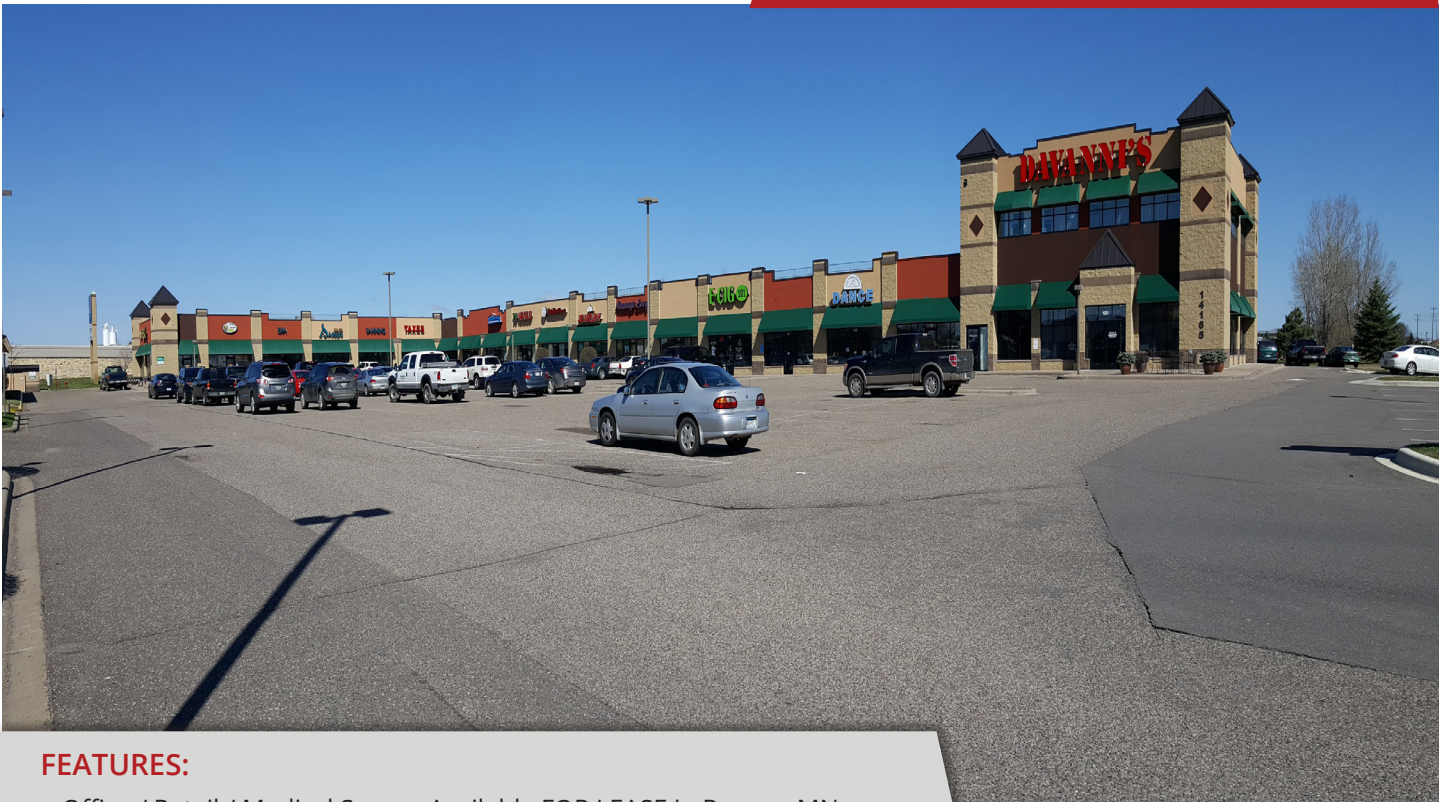


FOR LEASE
3,752 & 3,900 SF AVAILABLE



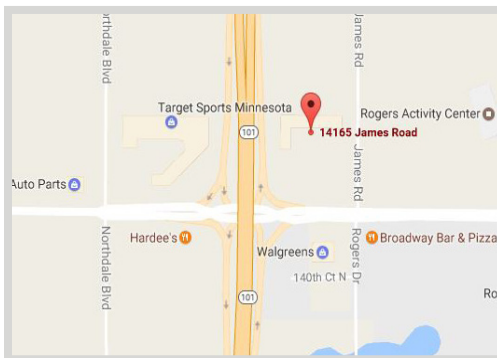
FEATURES:

- Office / Retail / Medical Spaces Available FOR LEASE in Rogers, MN
- Building offers digital signage on Hwy 101
- High traffic counts along Hwy 101 (about 47,900 vehicles per day)
- Beautiful finishes within the spaces
- Building Signage Available for all Tenants

Lease Rate

\$15/psf NNN

Tax \$3.33 /psf
Cam \$4.00 / psf



Availability:

Suite 108 & 109 : 3,752 SF
- Available 6/1/2023

Suite 117-119 : 3,900 SF
- Available 6/1/2023

Overview 1
Aerial Maps 2
Site Plan 3
Floor Plan 4-5
Demographics 6
Traffic Counts 7



Chad Weeks
612.619.9911
cweeks@arrowcos.com



Steve Fischer
612.619.9991
sfischer@arrowcos.com

Contact

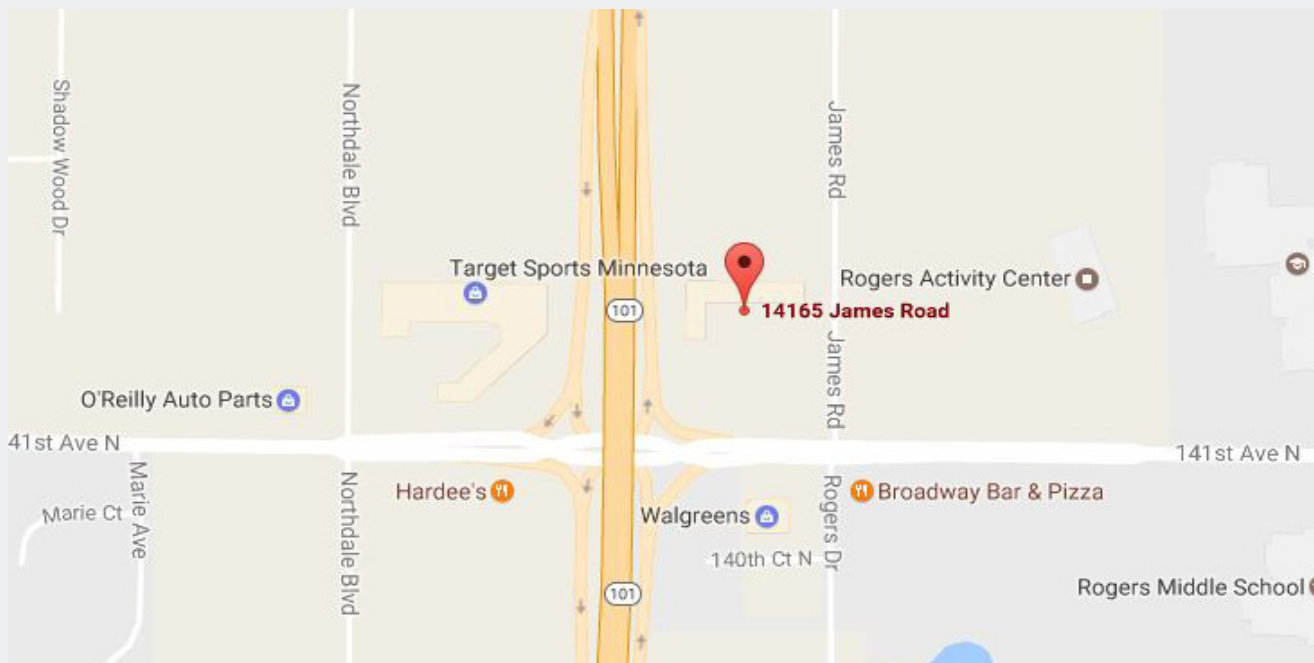
Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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AERIAL & MAP

FOR LEASE
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Fax: 763.424.7980

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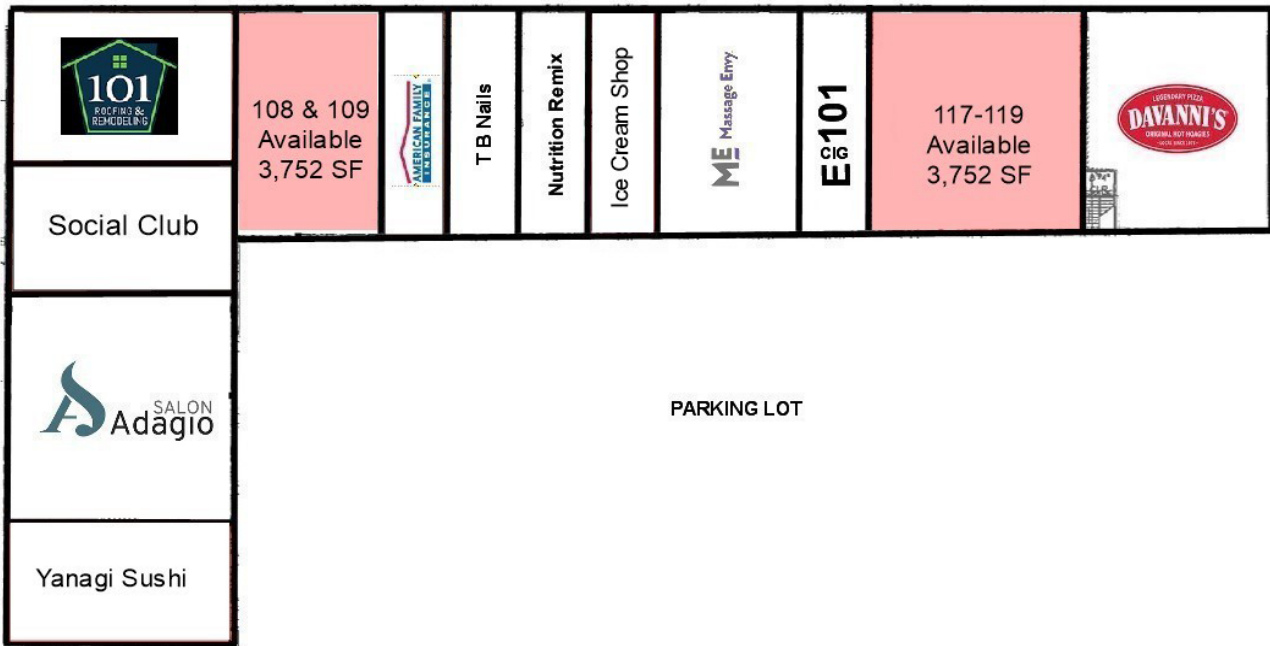
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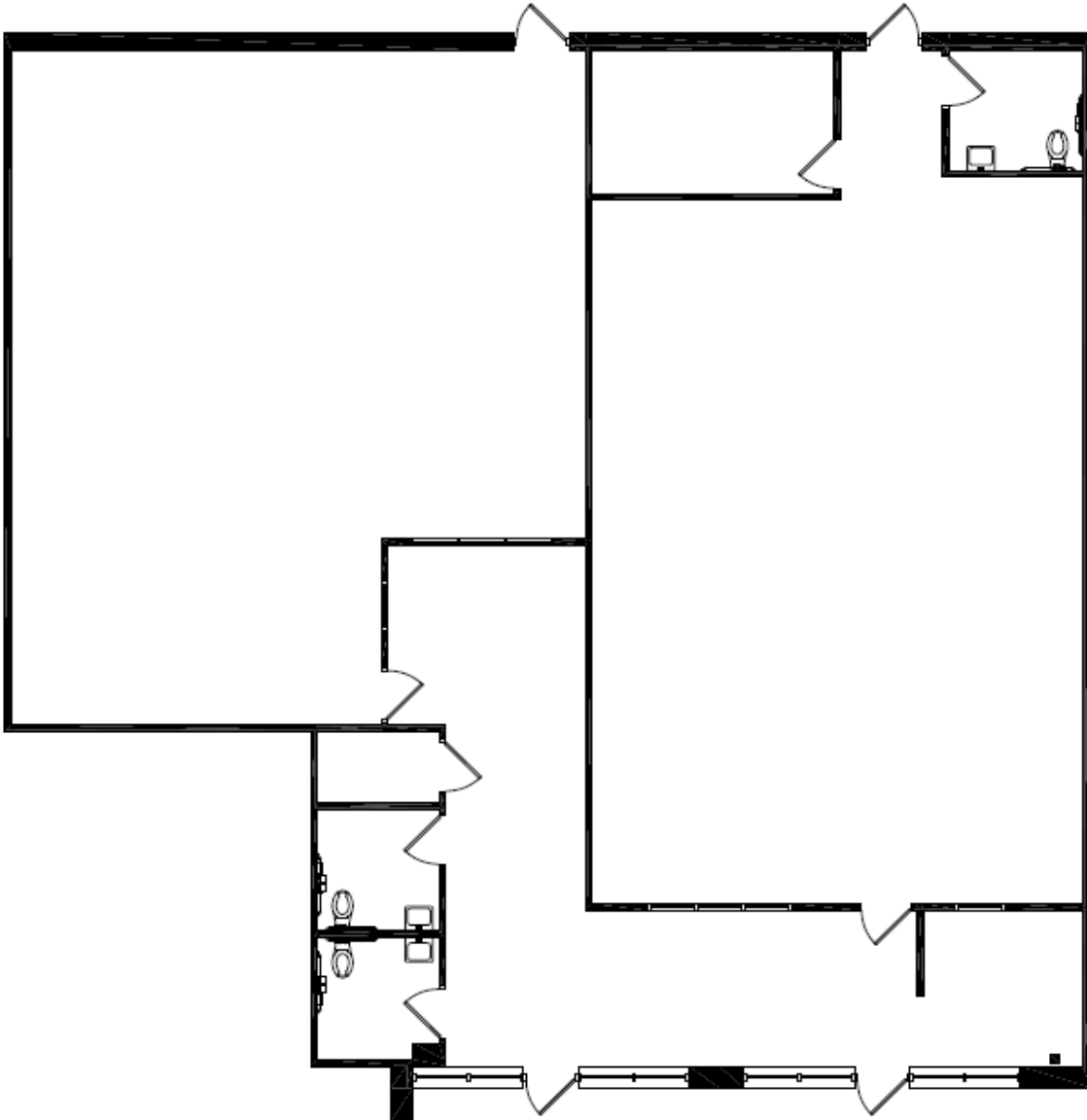
SITE PLAN

FOR LEASE
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FLOOR PLAN

FOR LEASE
3,752 & 3,900 SF AVAILABLE



① SUITES 108 & 109
1/8" = 1'-0"

3,752 SF

Contact

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Fax: 763.424.7980

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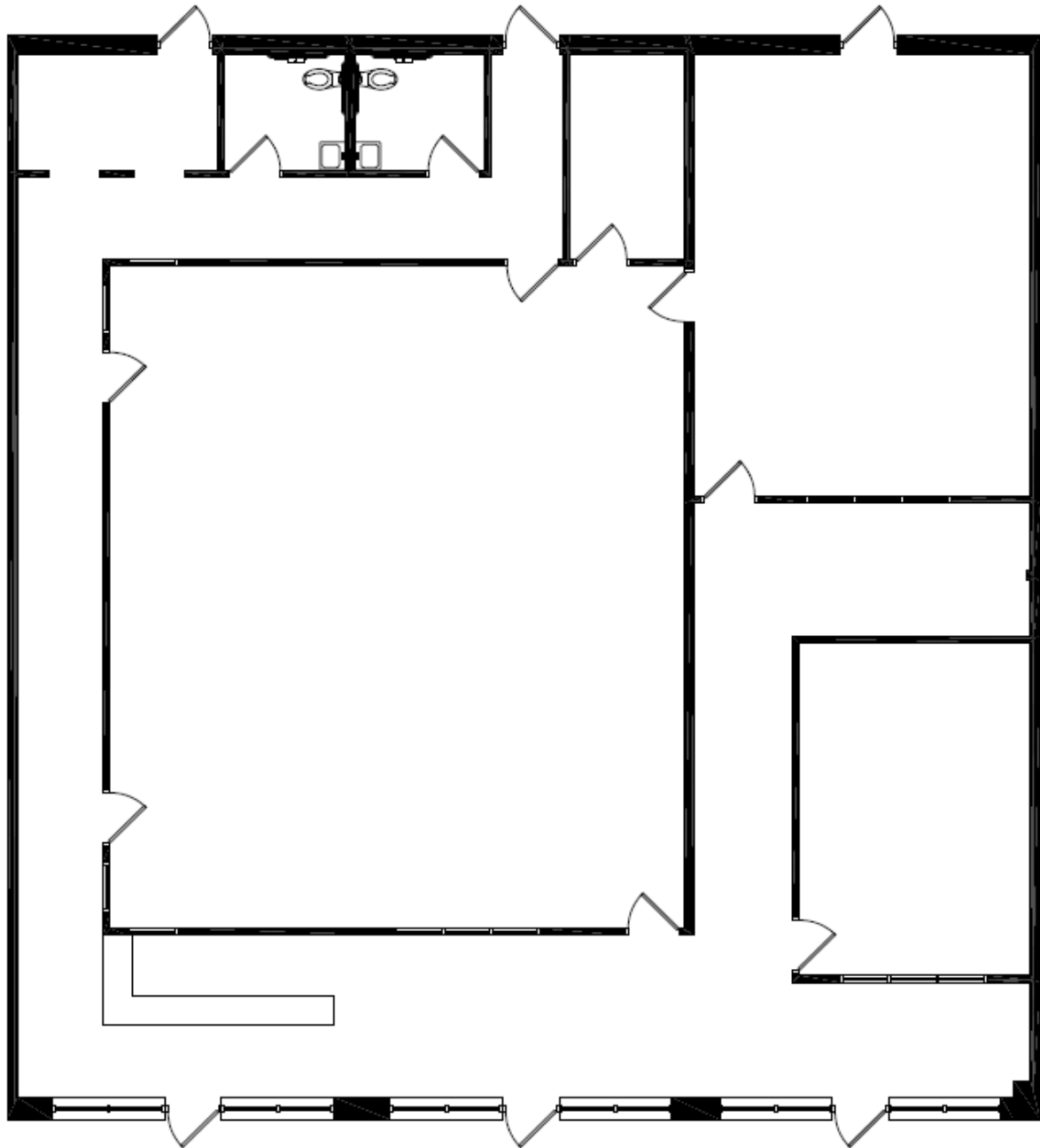
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FLOOR PLAN

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3,900 SF

1 SUITES 117-119
1/8" = 1'-0"

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DEMOGRAPHICS

FOR LEASE
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Demographic Summary Report

101 Marketplace			
14165 James Rd, Rogers, MN 55374			
Building Type: General Retail	Total Available: 5,085 SF		
Secondary: Storefront Retail/Office	% Leased: 92.01%		
GLA: 37,352 SF	Rent/SF/Yr: \$15.00		
Year Built: 2001			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	3,862	20,097	43,961
2021 Estimate	3,660	18,824	41,118
2010 Census	2,846	13,969	31,744
Growth 2021 - 2026	5.52%	6.76%	6.91%
Growth 2010 - 2021	28.60%	34.76%	29.53%
2021 Population by Hispanic Origin	64	379	1,157
2021 Population	3,660	18,824	41,118
White	3,265 89.21%	17,281 91.80%	37,644 91.55%
Black	137 3.74%	465 2.47%	1,281 3.12%
Am. Indian & Alaskan	8 0.22%	49 0.26%	172 0.42%
Asian	174 4.75%	638 3.39%	1,176 2.86%
Hawaiian & Pacific Island	1 0.03%	6 0.03%	27 0.07%
Other	75 2.05%	385 2.05%	819 1.99%
U.S. Armed Forces	0	2	31
Households			
2026 Projection	1,409	7,148	15,622
2021 Estimate	1,323	6,652	14,549
2010 Census	958	4,671	10,855
Growth 2021 - 2026	6.50%	7.46%	7.38%
Growth 2010 - 2021	38.10%	42.41%	34.03%
Owner Occupied	1,012 76.49%	5,674 85.30%	12,784 87.87%
Renter Occupied	311 23.51%	978 14.70%	1,765 12.13%
2021 Households by HH Income	1,324	6,652	14,547
Income: <\$25,000	53 4.00%	357 5.37%	789 5.42%
Income: \$25,000 - \$50,000	87 6.57%	405 6.09%	1,291 8.87%
Income: \$50,000 - \$75,000	197 14.88%	765 11.50%	1,883 12.94%
Income: \$75,000 - \$100,000	154 11.63%	818 12.30%	2,016 13.86%
Income: \$100,000 - \$125,000	148 11.18%	803 12.07%	2,163 14.87%
Income: \$125,000 - \$150,000	243 18.35%	1,102 16.57%	2,089 14.36%
Income: \$150,000 - \$200,000	215 16.24%	1,426 21.44%	2,785 19.14%
Income: \$200,000+	227 17.15%	976 14.67%	1,531 10.52%
2021 Avg Household Income	\$141,249	\$140,105	\$126,795
2021 Med Household Income	\$127,366	\$129,038	\$114,961

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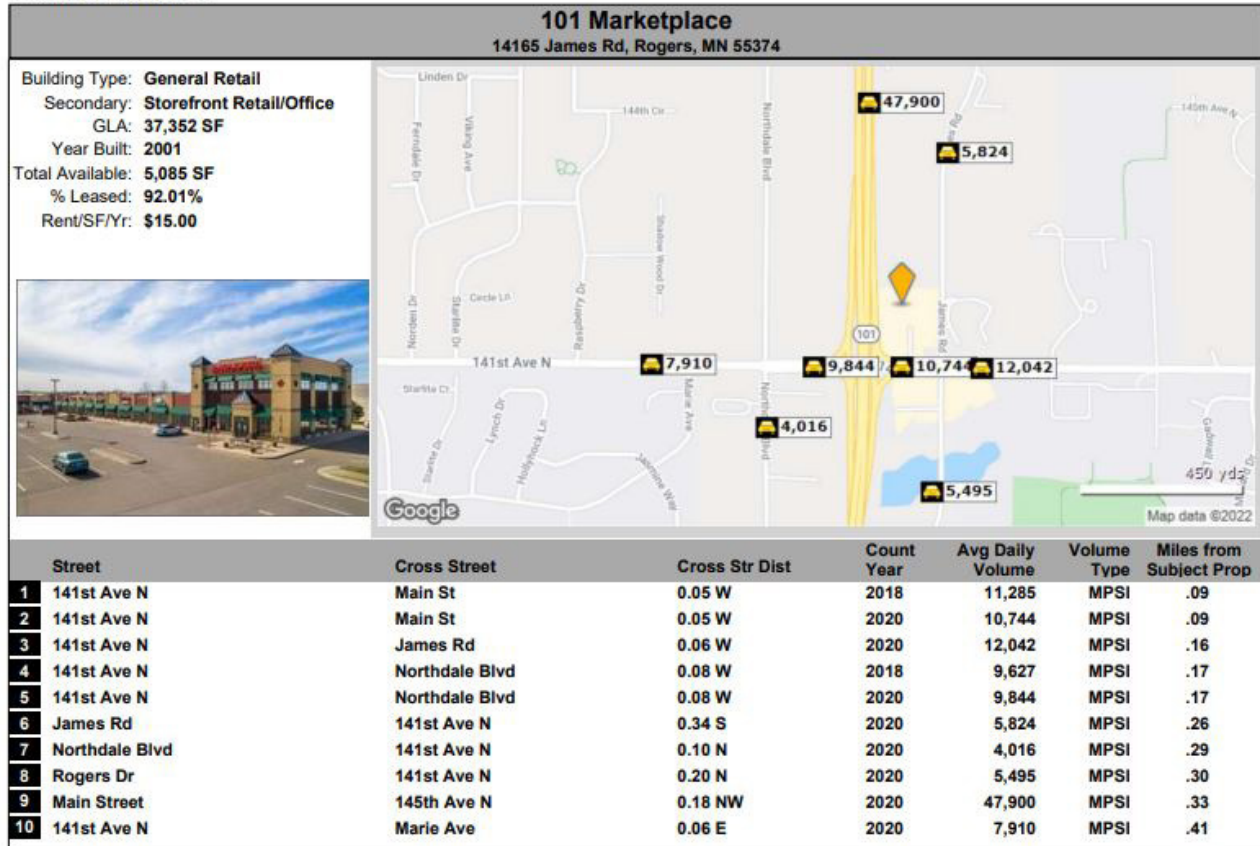
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DEMOGRAPHICS

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Traffic Count Report



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