

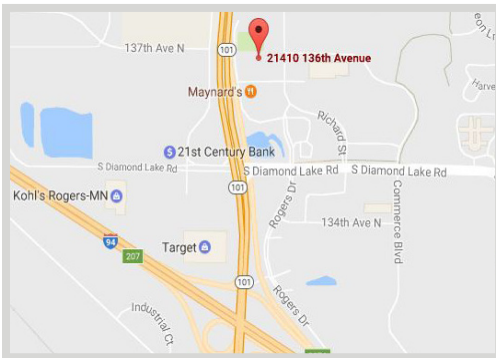
FOR LEASE
3,326 SF Available



FEATURES:

- Retail building located off Hwy 101 in Rogers with high traffic counts
- Pylon signage along Hwy 101
- Located near HOM Furniture, Cub Foods, Emagine Rogers Theatre, Target and Cabela's
- Ample parking available

Lease Rate
\$15.00/psf
Tax: \$4.20/psf & Cam: \$3.08/psf



AVAILABILITY:

- ▲ Suite 105
- 3,326 SF
- Fully furnished restaurant space.

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



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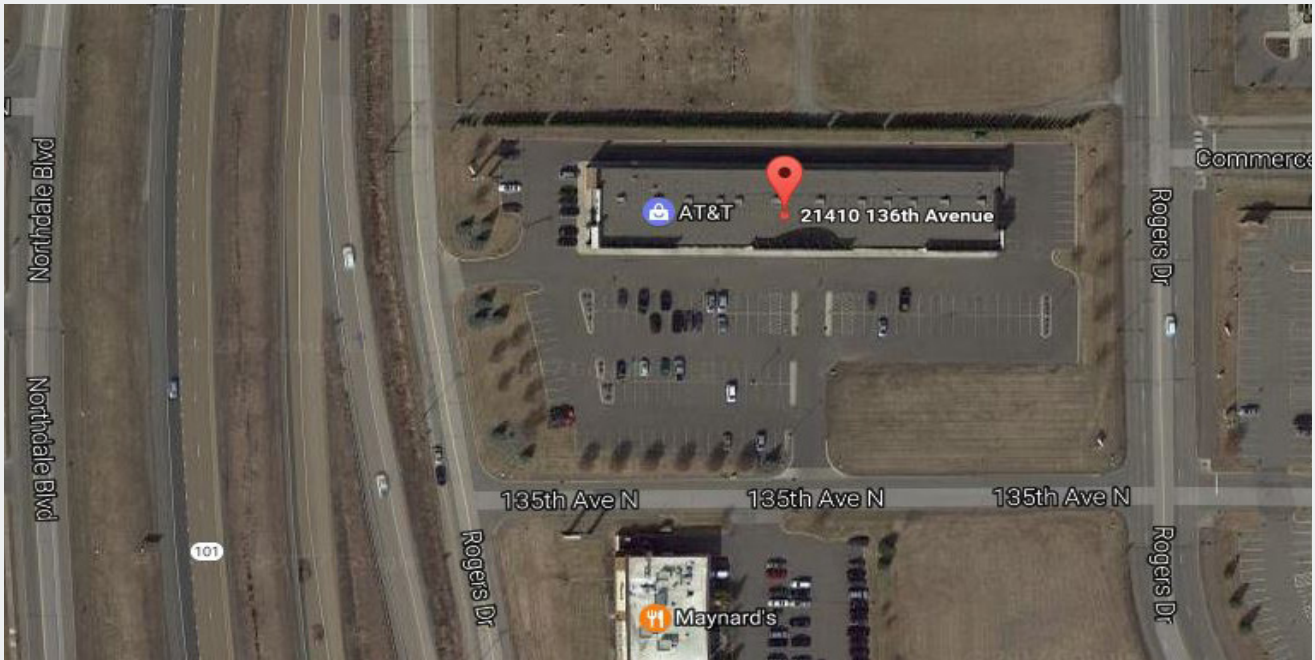
Contact

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

AERIAL & MAP

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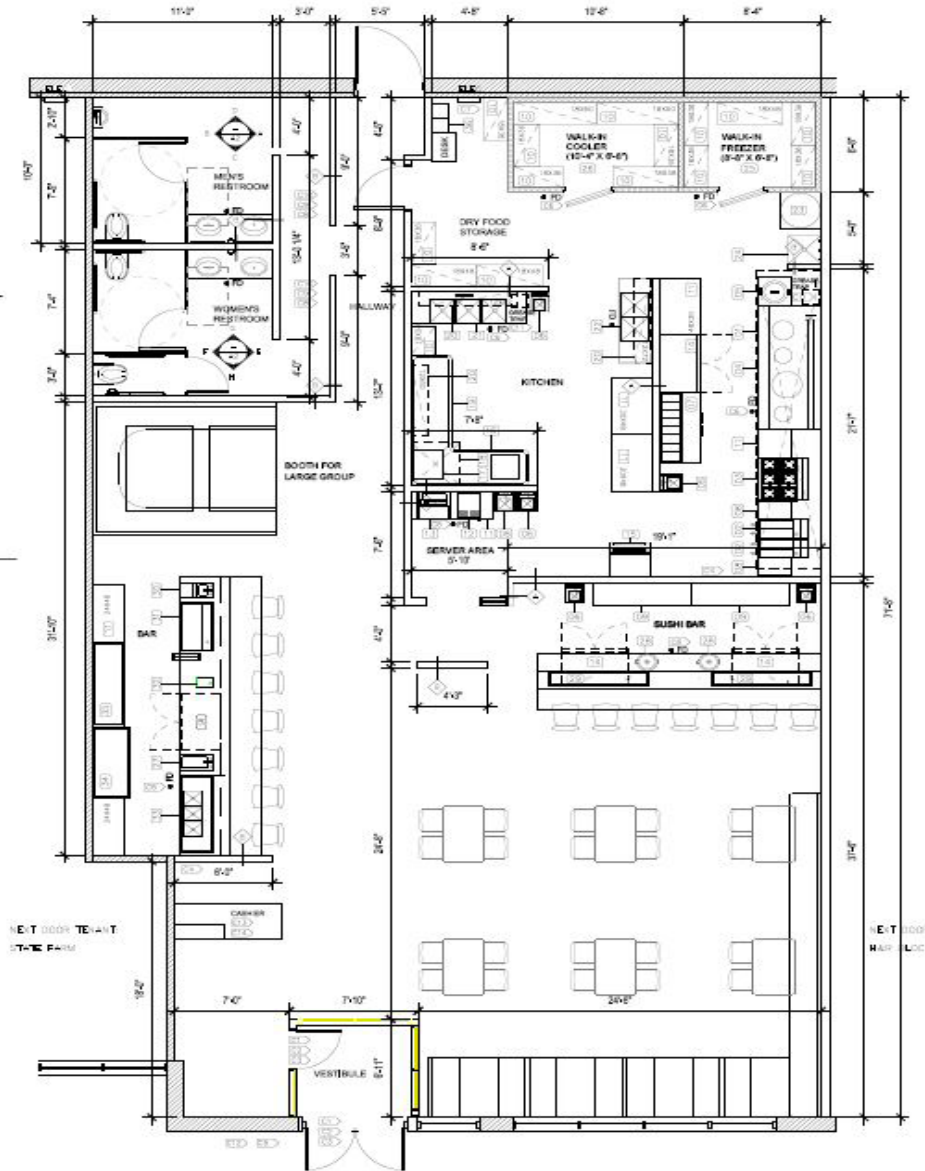
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FLOOR PLAN

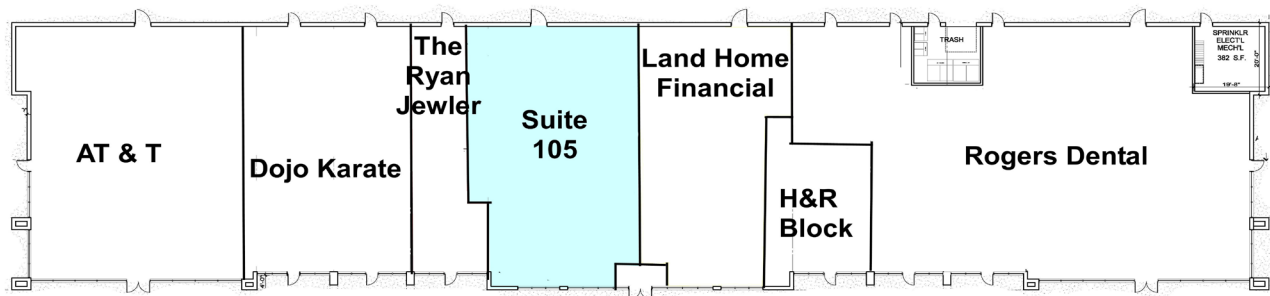
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SUITE 105

SITE PLAN

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PHOTO GALLERY #105

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Sushi Bar View



Bar View



Seating Area



Seating Area



Restroom
Kitchen View



Kitchen View

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DEMOGRAPHICS

FOR LEASE
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Demographic Summary Report

Diamond Lake Village				
21410 N 136TH Ave, Rogers, MN 55374				
Building Type: General Retail	Total Available: 1,165 SF			
Secondary: -	% Leased: 94.96%			
GLA: 23,119 SF	Rent/SF/Yr: Negotiable			
Year Built: 2008				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2023 Projection	4,896	17,936	34,696	
2018 Estimate	4,605	16,862	32,873	
2010 Census	3,706	13,591	28,271	
Growth 2018 - 2023	6.32%	6.37%	5.55%	
Growth 2010 - 2018	24.26%	24.07%	16.28%	
2018 Population by Hispanic Origin	79	397	890	
2018 Population	4,605	16,862	32,873	
White	4,169 90.53%	15,542 92.17%	30,416 92.53%	
Black	140 3.04%	374 2.22%	742 2.26%	
Am. Indian & Alaskan	11 0.24%	41 0.24%	127 0.39%	
Asian	195 4.23%	575 3.41%	959 2.92%	
Hawaiian & Pacific Island	1 0.02%	3 0.02%	20 0.06%	
Other	90 1.95%	326 1.93%	609 1.85%	
U.S. Armed Forces	0	1	20	
Households				
2023 Projection	1,765	6,351	12,283	
2018 Estimate	1,646	5,926	11,585	
2010 Census	1,245	4,533	9,682	
Growth 2018 - 2023	7.23%	7.17%	6.03%	
Growth 2010 - 2018	32.21%	30.73%	19.66%	
Owner Occupied	1,295 78.68%	5,005 84.46%	10,105 87.22%	
Renter Occupied	351 21.32%	921 15.54%	1,480 12.78%	
2018 Households by HH Income	1,645	5,927	11,586	
Income: <\$25,000	110 6.69%	403 6.80%	896 7.73%	
Income: \$25,000 - \$50,000	209 12.71%	690 11.64%	1,577 13.61%	
Income: \$50,000 - \$75,000	160 9.73%	622 10.49%	1,674 14.45%	
Income: \$75,000 - \$100,000	325 19.76%	947 15.98%	1,792 15.47%	
Income: \$100,000 - \$125,000	197 11.98%	834 14.07%	1,637 14.13%	
Income: \$125,000 - \$150,000	209 12.71%	668 11.27%	1,152 9.94%	
Income: \$150,000 - \$200,000	291 17.69%	1,120 18.90%	1,856 16.02%	
Income: \$200,000+	144 8.75%	643 10.85%	1,002 8.65%	
2018 Avg Household Income	\$118,343	\$124,265	\$113,548	
2018 Med Household Income	\$102,348	\$109,037	\$97,962	

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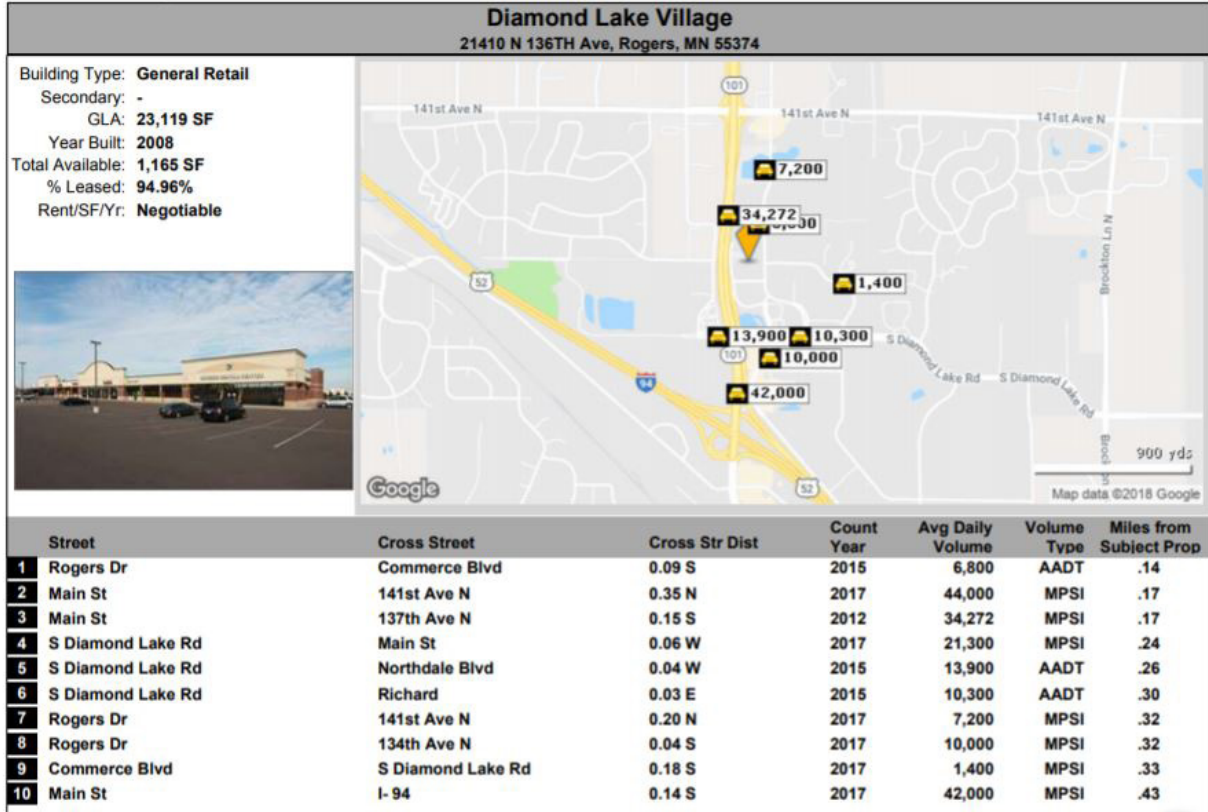
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DEMOGRAPHICS

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Traffic Count Report



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