

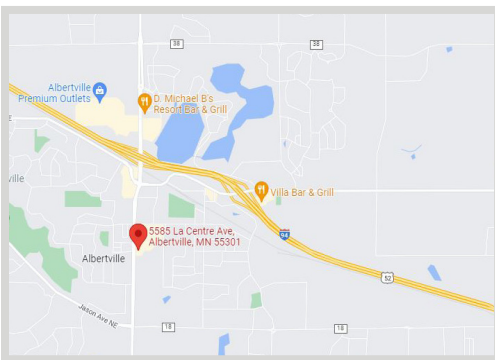
**FOR LEASE - 1,496 to 3,077 SF**



**FEATURES:**

- Retail space located in the rapidly growing city of Albertville
- Building tenants: Metro Dental, Albertville Eye Care and Sherwin Williams
- Easy access to I-94 from Labeaux Ave
- Pylon signage available
- Location with close proximity to Albertville Mall, Coborn's grocery store, and other retailers

Lease Rate  
**Negotiable**  
\$7.47 Tax & Cam



**Availability:**

- ▲ **Suite 300**  
1,581 SF (Previously 2nd Gen Pizza)
- ▲ **Suite 200**  
1,496 SF
- ▲ Combined 3,077 SF

Overview . . . . . 1  
Aerial Maps . . . . . 2  
Site Plans . . . . . 3  
Photo Gallery . . . . . 4-5  
Demographics . . . . . 6  
Traffic Count . . . . . 7



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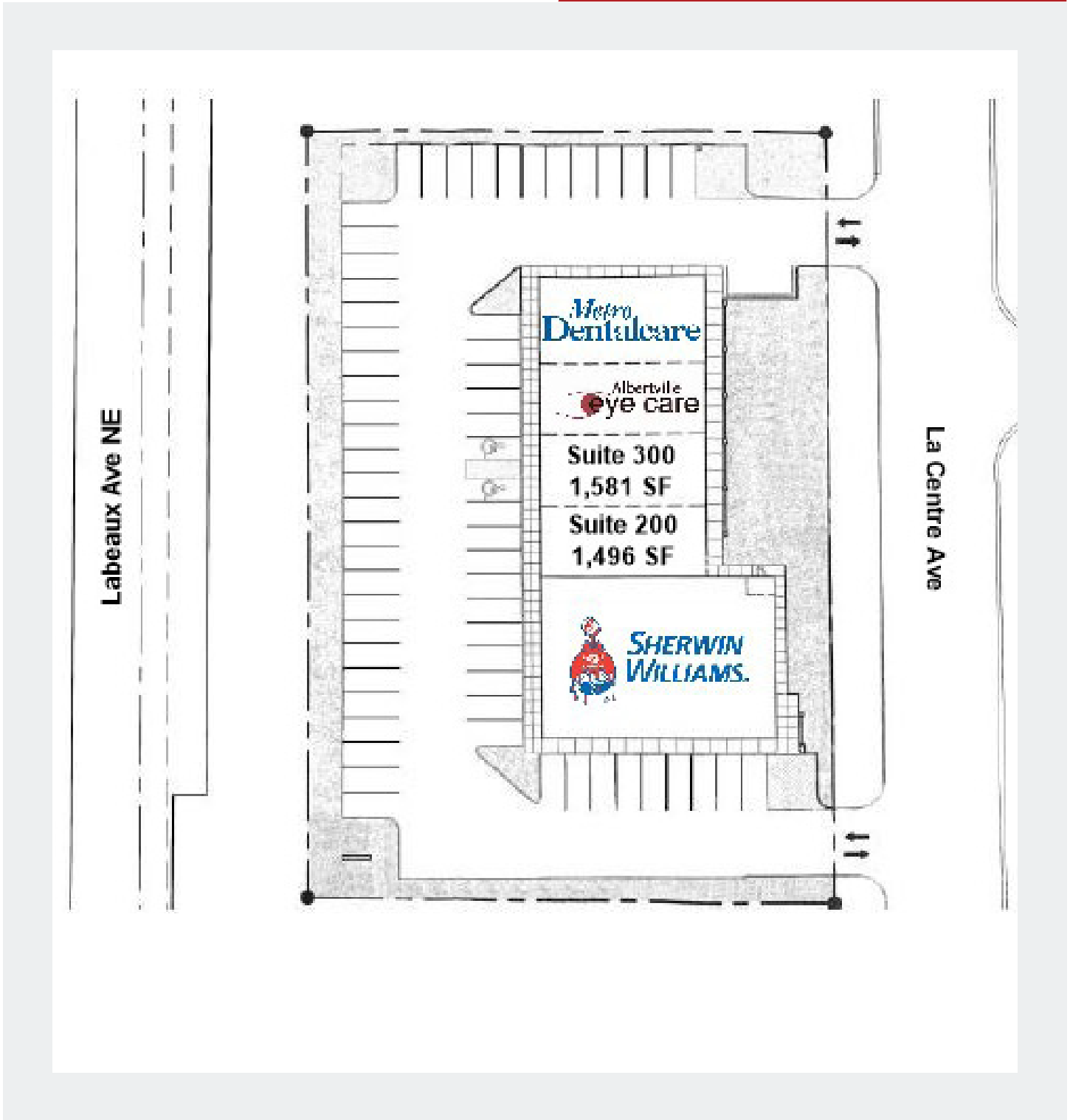
**AERIAL & MAP**

**FOR LEASE - 1,496 to 3,077 SF**



**SITE PLAN**

**FOR LEASE - 1,496 to 3,077 SF**



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**SUITE 300**

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**SUITE 200**

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# Albertville Retail Space

5585 La Centre Ave  
Albertville, MN 55301

## DEMOGRAPHICS

**FOR LEASE - 1,496 to 3,077 SF**

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	6,818		31,942		50,307	
2022 Estimate	6,275		28,881		45,567	
2010 Census	5,812		23,470		36,354	
Growth 2022 - 2027	8.65%		10.60%		10.40%	
Growth 2010 - 2022	7.97%		23.05%		25.34%	
<b>2022 Population by Hispanic Origin</b>	236		917		1,345	
<b>2022 Population</b>	6,275		28,881		45,567	
White	5,538	88.25%	25,918	89.74%	41,367	90.78%
Black	274	4.37%	1,159	4.01%	1,584	3.48%
Am. Indian & Alaskan	31	0.49%	132	0.46%	202	0.44%
Asian	267	4.25%	927	3.21%	1,298	2.85%
Hawaiian & Pacific Island	4	0.06%	22	0.08%	32	0.07%
Other	161	2.57%	723	2.50%	1,084	2.38%
U.S. Armed Forces	0		7		13	
<b>Households</b>						
2027 Projection	2,308		10,689		17,055	
2022 Estimate	2,120		9,640		15,405	
2010 Census	1,944		7,712		12,038	
Growth 2022 - 2027	8.87%		10.88%		10.71%	
Growth 2010 - 2022	9.05%		25.00%		27.97%	
Owner Occupied	1,725	81.37%	8,430	87.45%	13,600	88.28%
Renter Occupied	395	18.63%	1,210	12.55%	1,805	11.72%
<b>2022 Households by HH Income</b>	2,121		9,642		15,405	
Income: <\$25,000	117	5.52%	419	4.35%	719	4.67%
Income: \$25,000 - \$50,000	316	14.90%	1,043	10.82%	1,454	9.44%
Income: \$50,000 - \$75,000	379	17.87%	1,045	10.84%	1,817	11.79%
Income: \$75,000 - \$100,000	259	12.21%	1,384	14.35%	2,142	13.90%
Income: \$100,000 - \$125,000	369	17.40%	1,537	15.94%	2,356	15.29%
Income: \$125,000 - \$150,000	347	16.36%	1,842	19.10%	2,747	17.83%
Income: \$150,000 - \$200,000	218	10.28%	1,684	17.47%	2,907	18.87%
Income: \$200,000+	116	5.47%	688	7.14%	1,263	8.20%
<b>2022 Avg Household Income</b>	\$105,744		\$121,184		\$124,145	
<b>2022 Med Household Income</b>	\$98,986		\$115,126		\$116,664	

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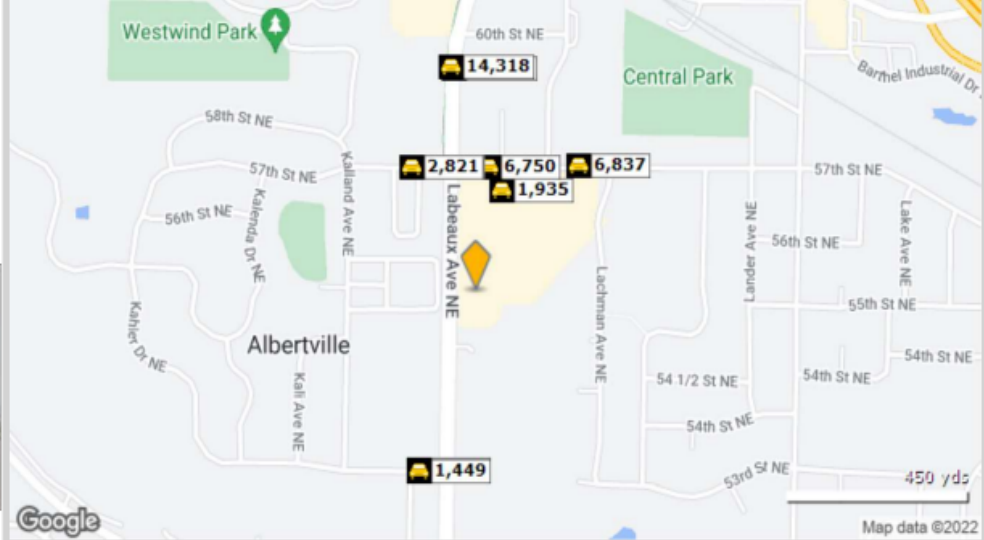
**DEMOGRAPHICS**

**FOR LEASE - 1,496 to 3,077 SF**

**The Shoppes at Albertville Crossings**

5585 La Centre Ave NE, Albertville, MN 55301

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **11,844 SF**  
 Year Built: **2004**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lacentre Ave	57th St NE	0.03 N	2022	1,935	MPSI	.14
2	57th St NE	Lacentre Ave	0.02 E	2020	7,224	MPSI	.17
3	57th St NE	Lacentre Ave	0.02 E	2022	6,750	MPSI	.17
4	57th St NE	Labeaux Ave NE	0.06 E	2020	3,048	MPSI	.19
5	57th St NE	Labeaux Ave NE	0.06 E	2022	2,821	MPSI	.19
6	57th St NE	Lachman Ave NE	0.05 W	2022	6,837	MPSI	.23
7	53rd St NE	Kyler Ave	0.01 W	2022	1,341	MPSI	.25
8	53rd St NE	Kyler Ave	0.01 W	2020	1,449	MPSI	.25
9	Labeaux Ave NE	60th St NE	0.05 N	2018	14,449	MPSI	.31
10	Labeaux Ave NE	60th St NE	0.05 N	2022	14,318	MPSI	.31

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