

FOR LEASE
1,165 SF / 3,326 SF or 4,491 SF



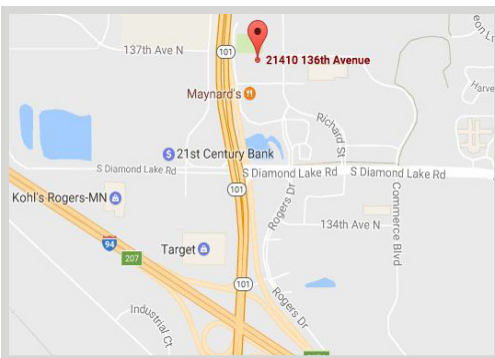
FEATURES:

- 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

\$17.00/psf

Tax: \$4.20/psf & Cam: \$3.08/psf



AVAILABILITY:

- ▲ Suite 104
 - 1,165 SF
 - Office finishes
- Suite 105
 - 3,326 SF
 - Fully furnished restaurant space.

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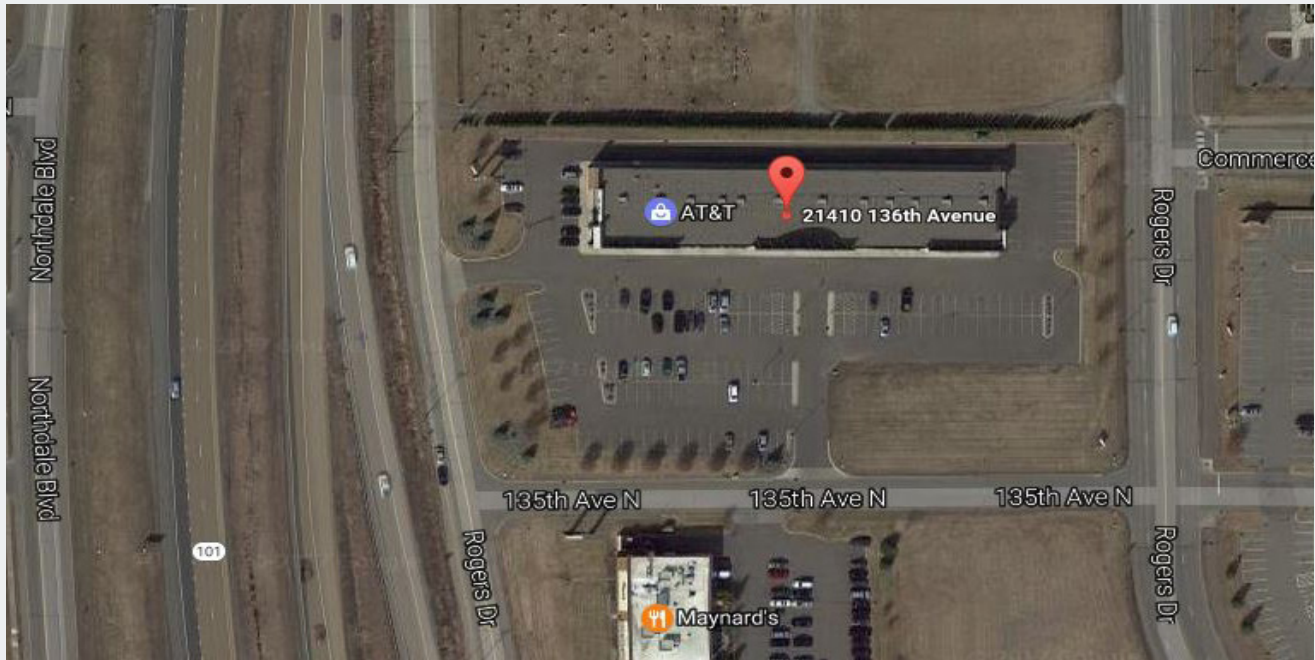
Arrow Companies

7365 Kirkwood Court N. Suite 335
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AERIAL & MAP

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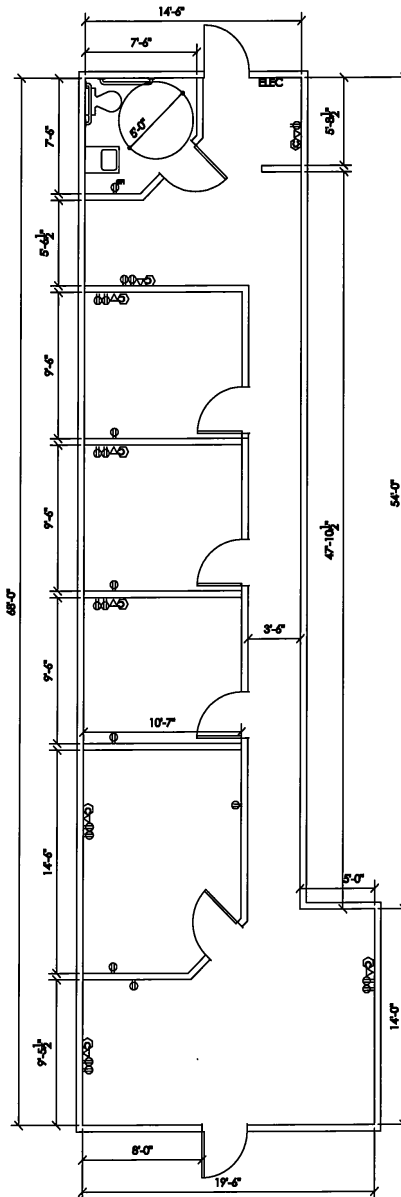
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FLOOR PLAN

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SUITE 104

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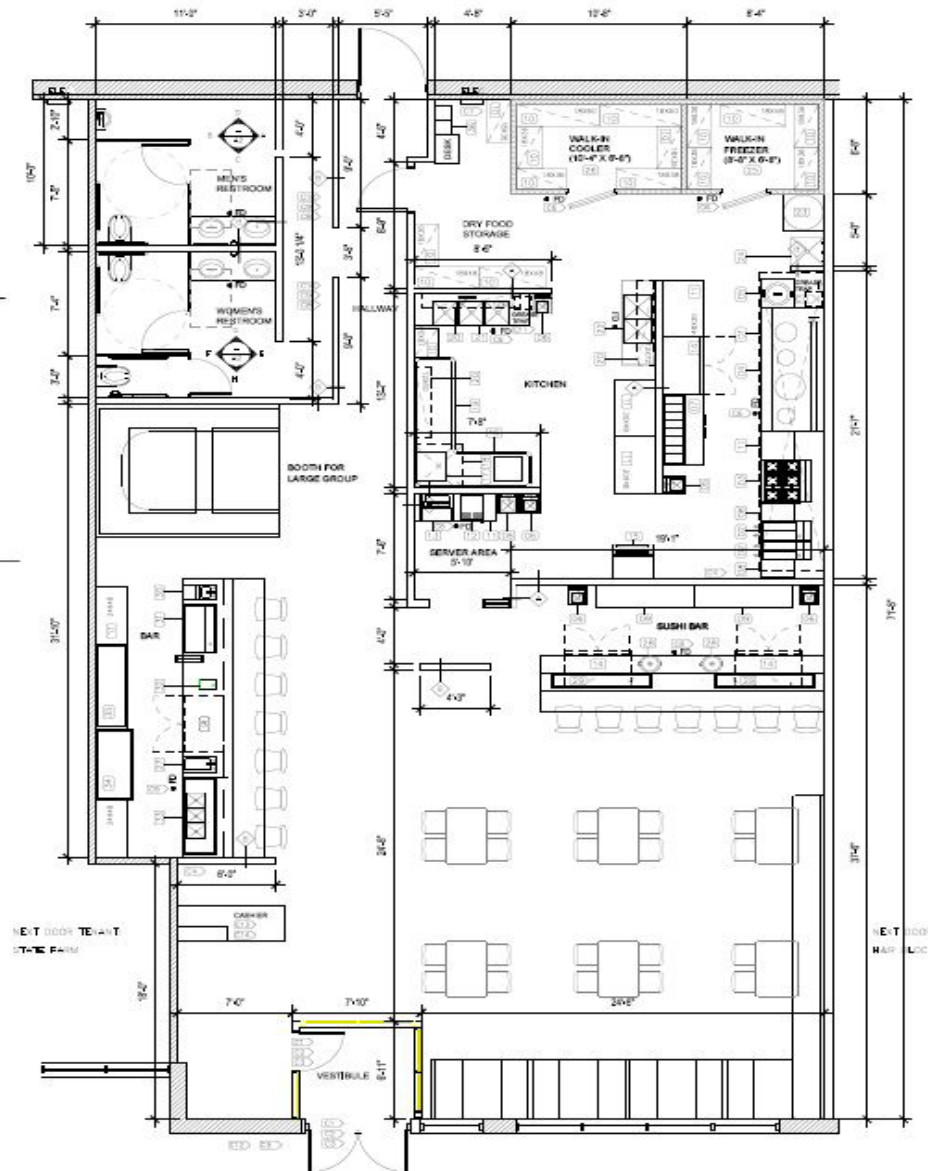
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FLOOR PLAN

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SUITE 105

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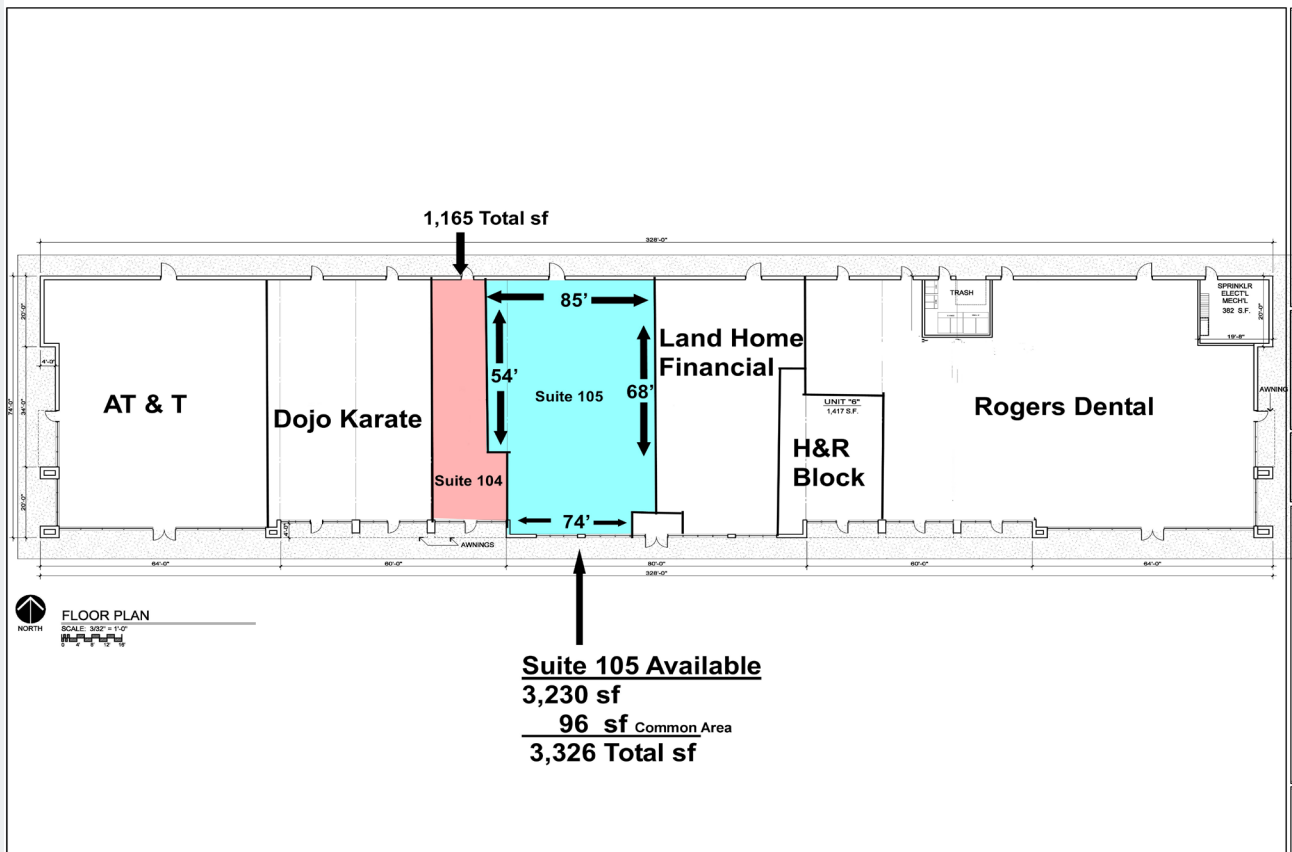
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SITE PLAN

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PHOTO GALLERY #104

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Front Reception Area



Front Reception Area & Office



Front Office



Offices



Restroom

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Sushi Bar View



Bar View



Seating Area



Seating Area



Restroom
Kitchen View



Kitchen View

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DEMOGRAPHICS

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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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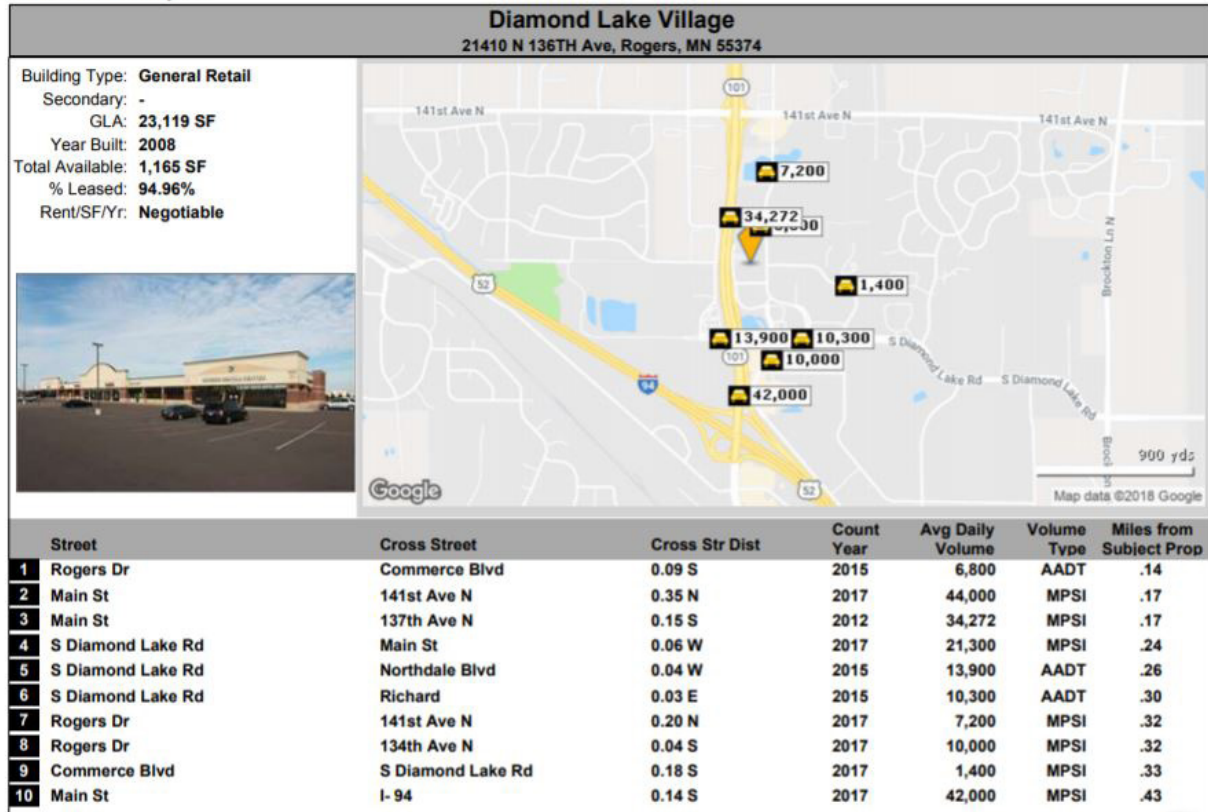
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DEMOGRAPHICS

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Traffic Count Report



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