



Crow River Plaza - Retail Development

21897 South Diamond Lake Rd.

Rogers, MN 55374

FOR LEASE
1,492 & 1,024 SF Retail Space



FEATURES:

- 1,492 & 1,024 SF Retail Space Available in Rogers, MN
- Excellent location with freeway signage on I-94!
- Near large retailers such as Target, Kohls, & Applebees.
- Convenient location off Hwy. 101 & Interstate 94.

Lease Rate:
\$16.00 / psf

Taxes \$3.65 / psf
Cam \$3.20 / psf
(Utilities billed Separately)



OTHER TENANTS:

- ▲ Knutson Chiropractic
- ▲ GNC
- ▲ At Nails - Professional Nail Care
- ▲ Great Clips
- ▲ The UPS Store
- ▲ Stoney Hill Gifts & Home Decor

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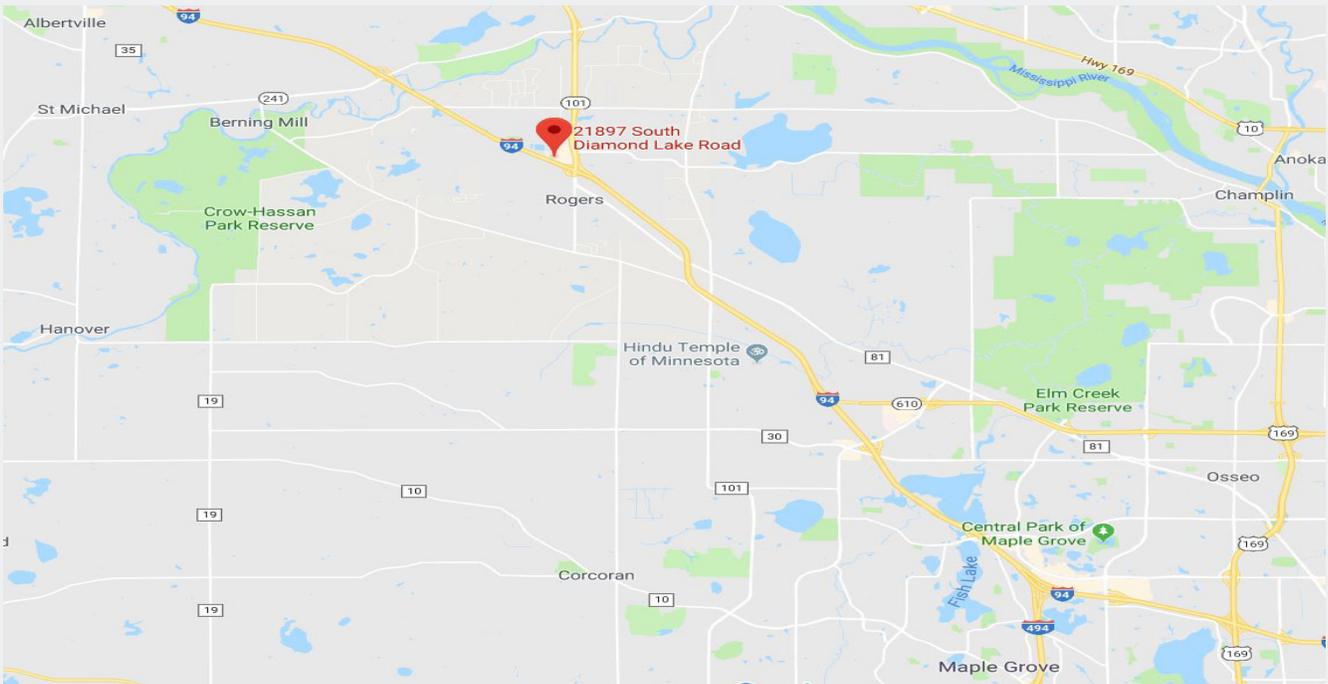
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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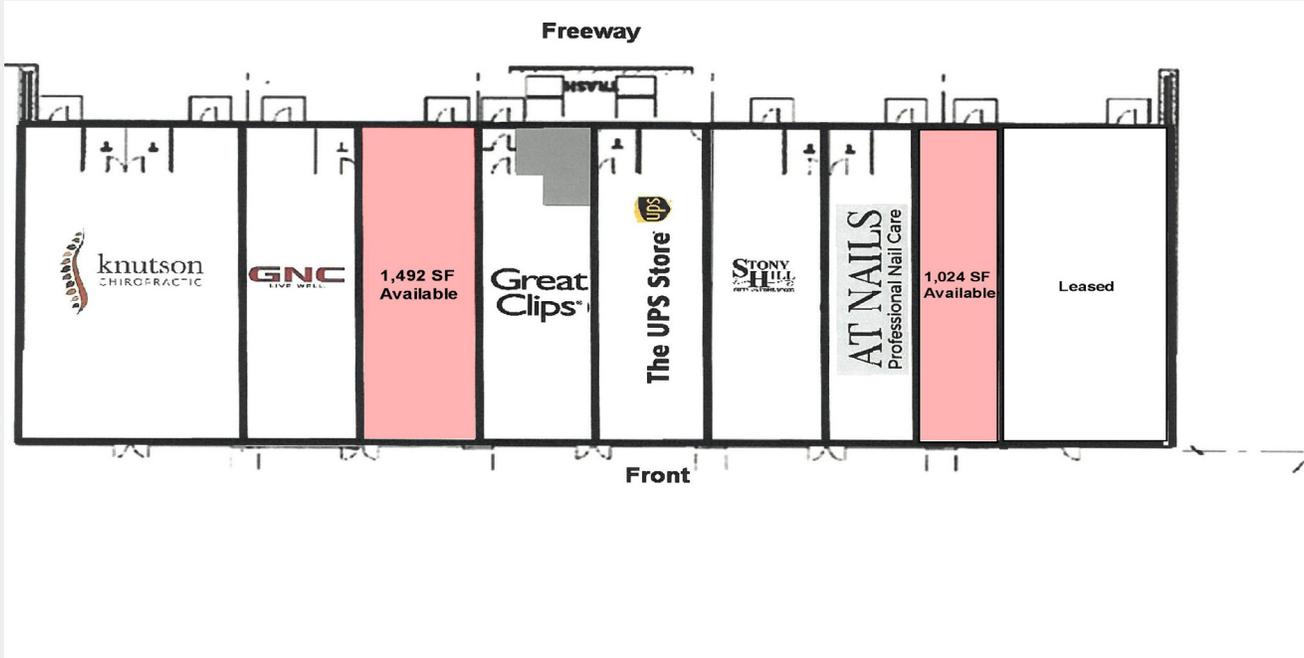
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SITE PLAN

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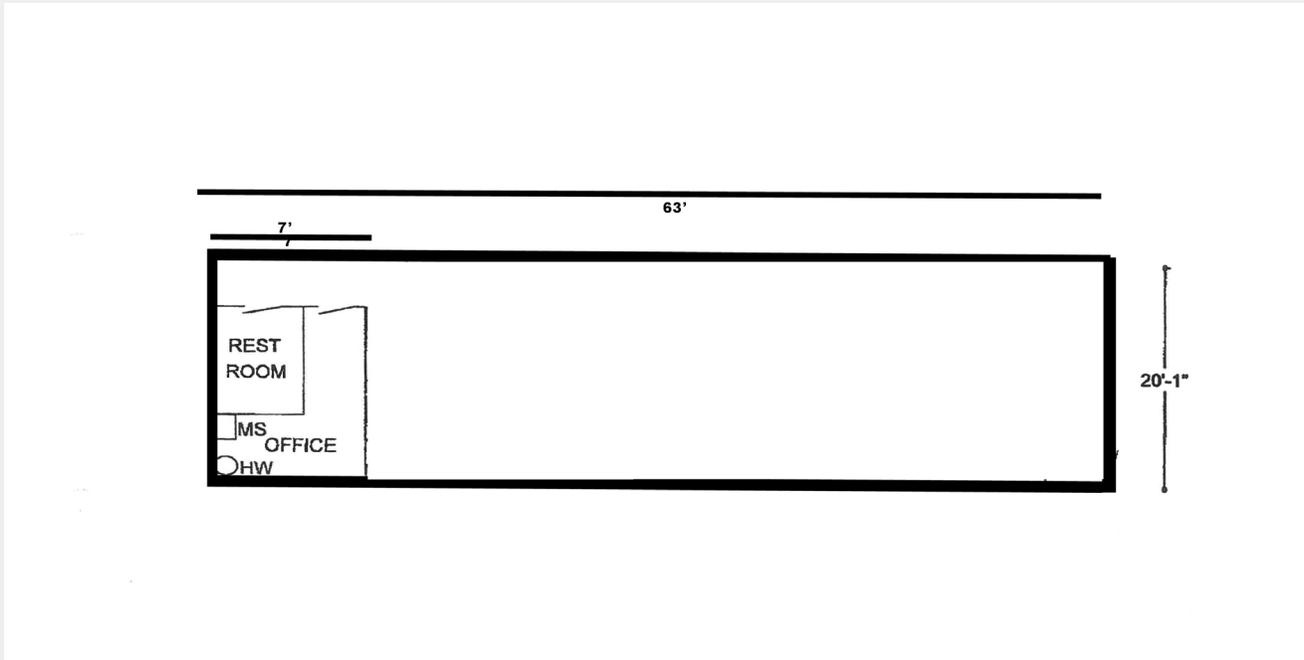
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FLOOR PLAN

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 27,977 2018 (Estimate) - 32,365 2023 (Projection) - 34,150</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2018 (Estimate) - \$114,530</p>
<p>TRAFFIC</p>	<p>S. Diamond Lake Rd. - 21,500 vehicles per day Highway 101 - 39,500 vehicles per day Interstate 94 - 73,000 vehicles per day</p>
<p>CITY OF ROGERS</p>	<p>Rogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, work-ing, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.</p> <p>As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.</p>

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