

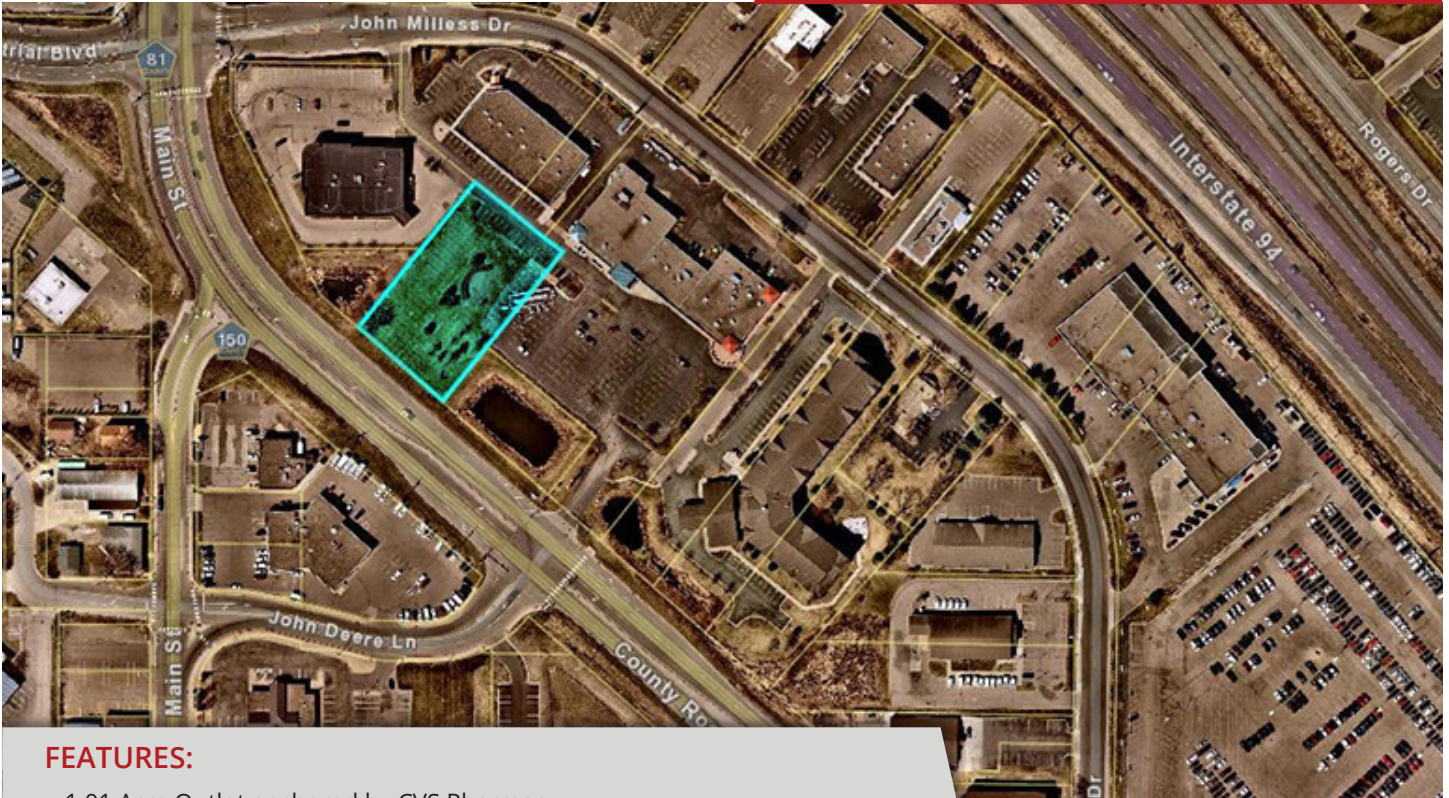


City Centre Outlot

21xxx John Milless Drive

Rogers, MN 55374

FOR SALE - 1.01 Acre Outlot



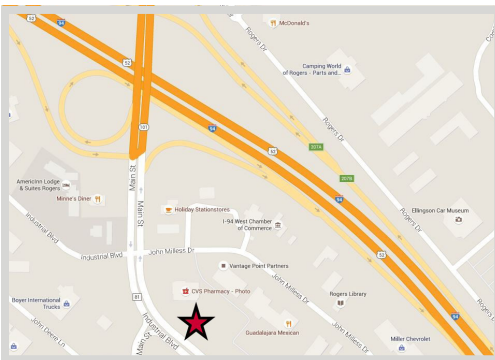
FEATURES:

- 1.01 Acre Outlot anchored by CVS Pharmacy
- Zoned: "LC - Local Employment Center"
- Co-tenants include: Northwest Family Physicians, NovaCare Rehab, Curves Fitness, Amata Salon, True Value, Bo Bo's Restaurant, Guadalajara Mexican Restaurant
- Easy access to Hwy-101 and I-94 from CR-81

Sale Price

\$685,000

Property Taxes - \$15,237.2 (2021)



FACTS:

- ▲ PID# 23-120-23-13-0067
- ▲ Traffic Counts: 25,728 Vehicles Per Day
- ▲ Demographics: 2025 Population Projection
33,494 (5 mile radius)

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Arrow Companies

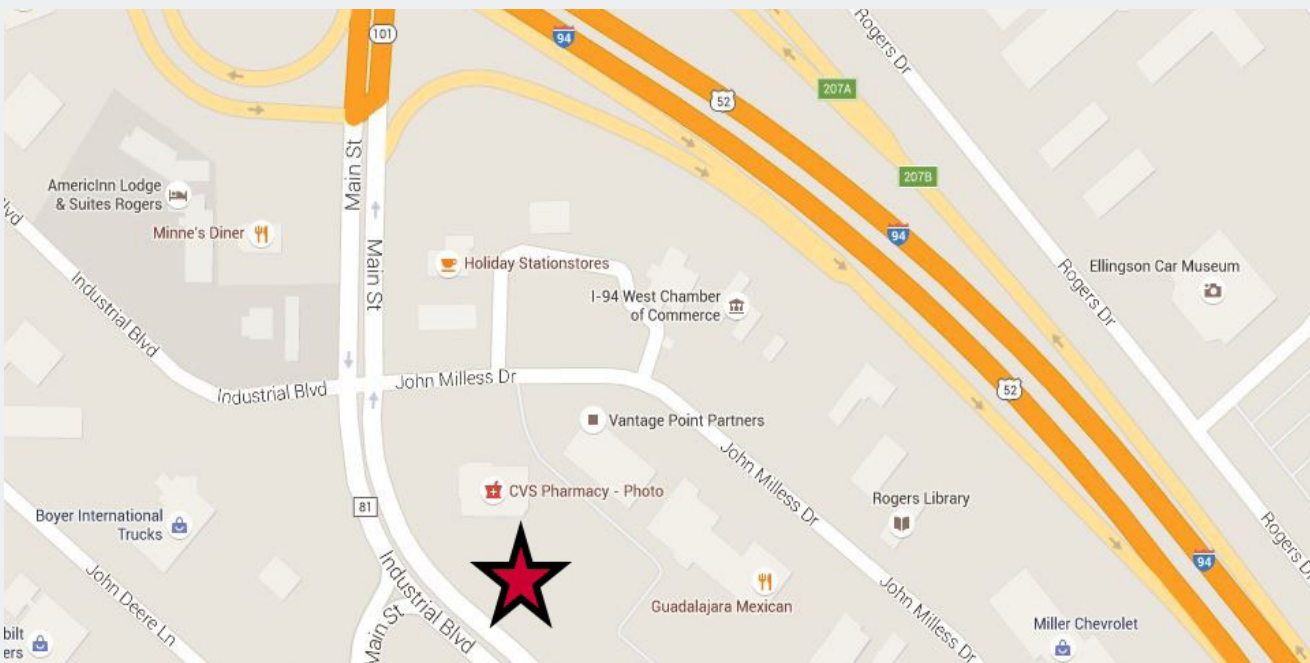
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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AERIAL & MAP

FOR SALE - 1.01 Acre Outlot



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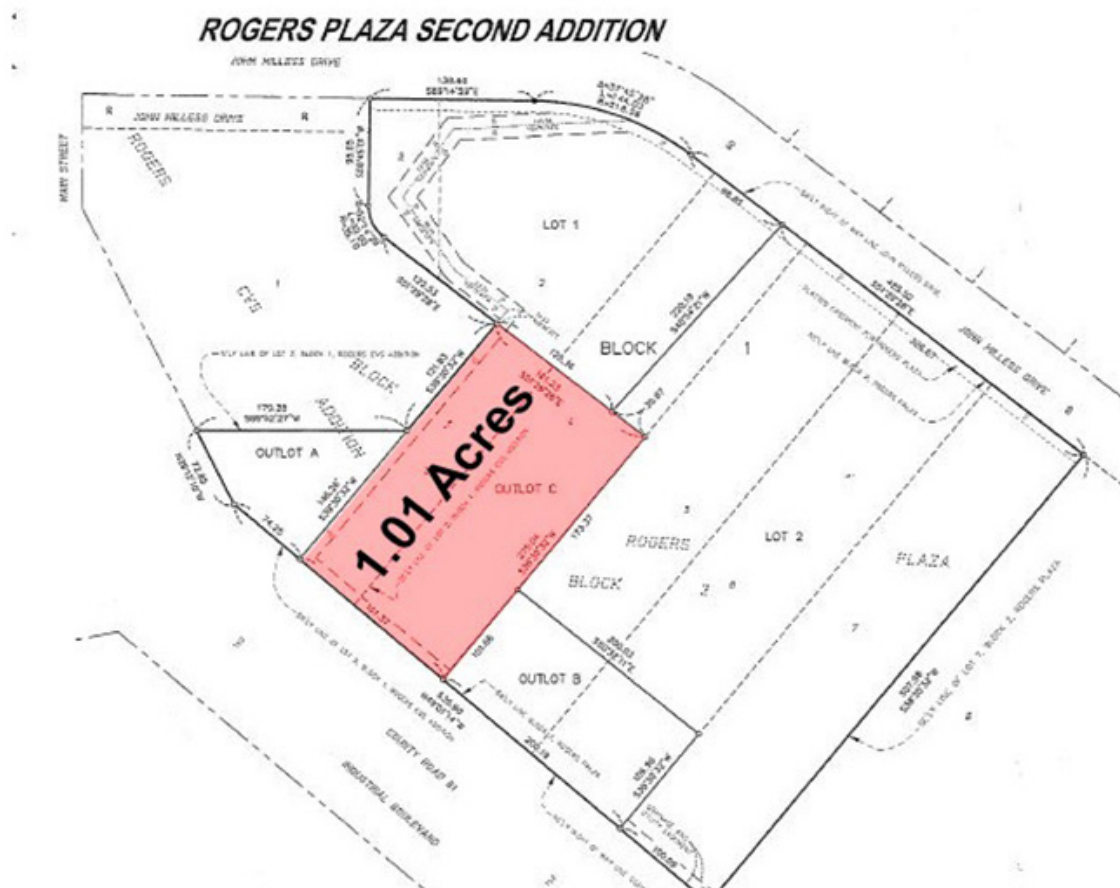
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SITE PLAN

FOR SALE - 1.01 Acre Outlot



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LC - Local Employment Center

The purpose of the LC Local Employment Center District is to provide the opportunity for general retail, commercial, high density residential, and mixed-use development in existing commercial areas and commercial and high density residential guided areas served by community sewer and water. Residential uses within the area create opportunities for an accessible and amenity environment. Accessibility and visibility from the regional highway system are enforced through form standards.



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