



# Waterfront Commons I

Address to be determined

Otsego, MN 55330

**NEW RETAIL CONSTRUCTION  
1,500 to 3,426 SF - FOR LEASE**



## FEATURES:

- 7,572 SF retail building to be completed Fall 2023
- End cap drive-thru
- Prime visibility on Hwy 101 with approximately 52,000 vehicles per day!
- Pylon signage available along Hwy 101
- Building anchored by Kennedy Vison

## Lease Rate

**\$26.00/NNN**

Year 1 Tax & Cam \$5.50/psf

Year 2 Tax & Cam \$8.80/psf

*\*Estimated*



## AVAILABILITY:

▲ Suite 200 - 1,589 SF

▲ Suite 100 - 1,837 SF

**Combined - 3,426 SF**

Available 12/1/2023

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## Contact

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**Arrow Companies**

7365 Kirkwood Court N. Suite 335

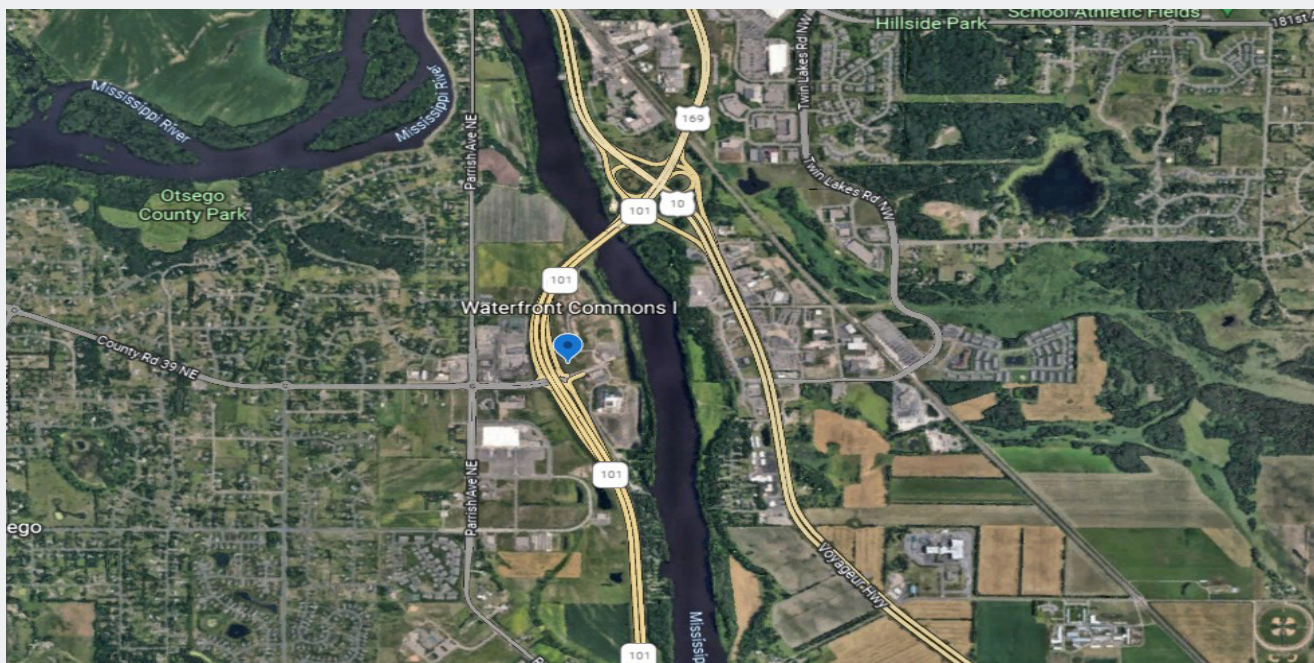
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## AERIAL & MAP

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**PHOTO GALLERY**

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South Elevation (Building Front)



North Elevation (Building Rear)



West Elevation (Drive-Thru End Cap)



East Elevation

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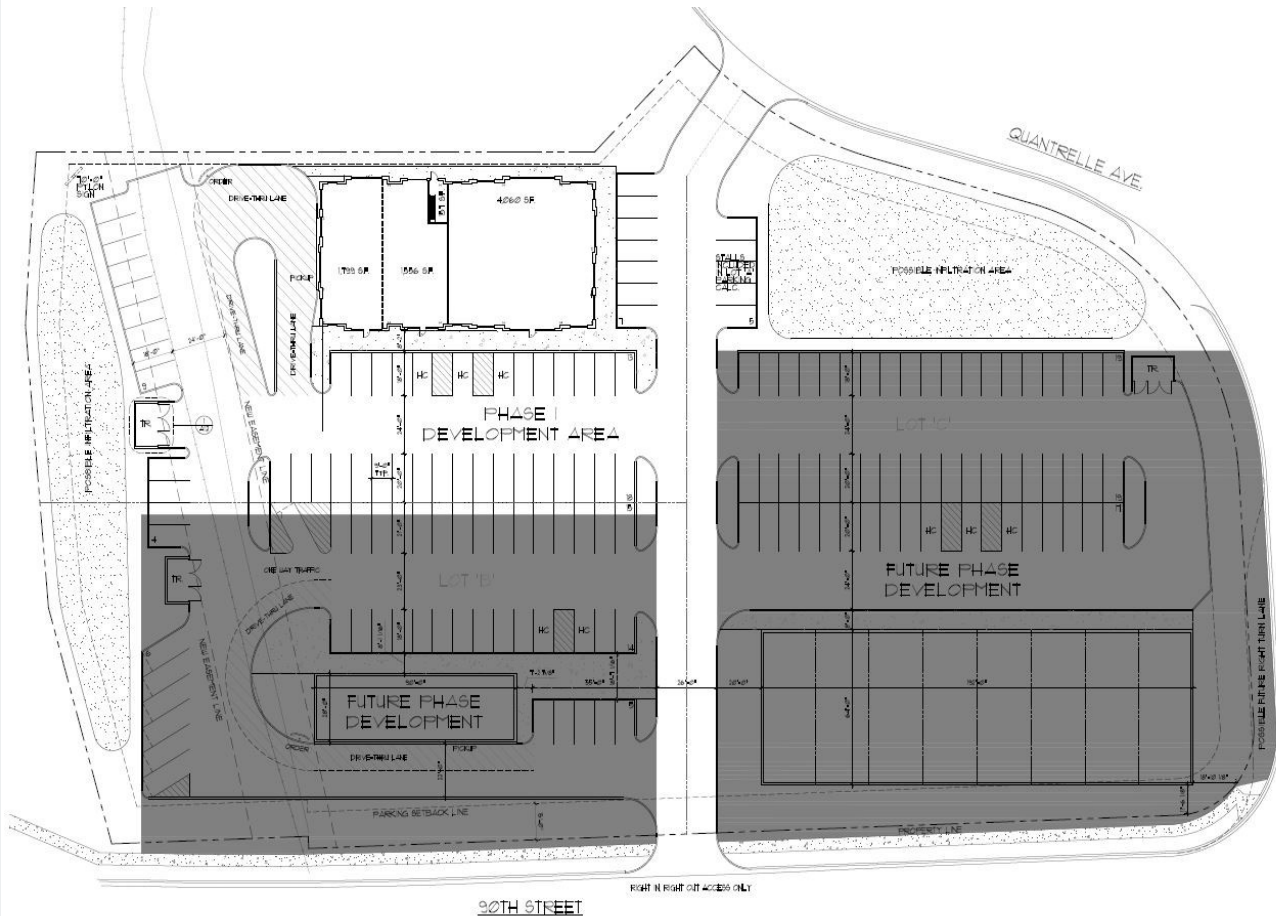
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## SITE PLAN

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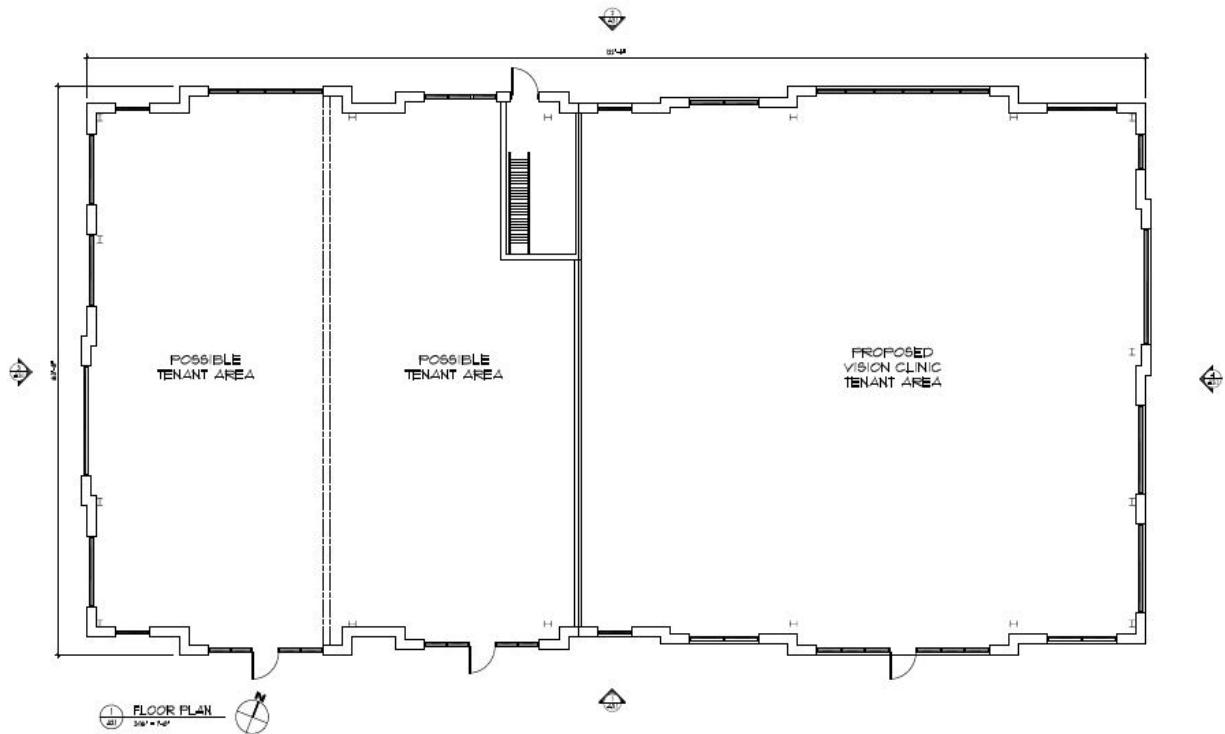
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**BUILDING PLAN**

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## DEMOGRAPHIC REPORT

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### Demographic Summary Report

Waterfront Commons 7/D									
Minnesota 101, Otsego, MN 55330									
Building Type: <b>Land</b>		Total Available: <b>0 SF</b>							
Class: -		% Leased: <b>0%</b>							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		2,347		30,247		56,648			
2022 Estimate		2,125		27,434		51,419			
2010 Census		1,754		23,007		41,882			
Growth 2022 - 2027		10.45%		10.25%		10.17%			
Growth 2010 - 2022		21.15%		19.24%		22.77%			
2022 Population by Hispanic Origin		68		1,112		1,770			
2022 Population		2,125		27,434		51,419			
White		1,973	92.85%	25,040	91.27%	47,108	91.62%		
Black		65	3.06%	979	3.57%	1,713	3.33%		
Am. Indian & Alaskan		13	0.61%	170	0.62%	277	0.54%		
Asian		28	1.32%	505	1.84%	1,062	2.07%		
Hawaiian & Pacific Island		3	0.14%	36	0.13%	46	0.09%		
Other		43	2.02%	705	2.57%	1,213	2.36%		
U.S. Armed Forces		2		12		31			
Households									
2027 Projection		834		10,909		19,918			
2022 Estimate		754		9,881		18,050			
2010 Census		616		8,266		14,614			
Growth 2022 - 2027		10.61%		10.40%		10.35%			
Growth 2010 - 2022		22.40%		19.54%		23.51%			
Owner Occupied		692	91.78%	8,091	81.88%	15,540	86.09%		
Renter Occupied		63	8.36%	1,790	18.12%	2,509	13.90%		
2022 Households by HH Income		753		9,880		18,050			
Income: <\$25,000		35	4.65%	732	7.41%	1,043	5.78%		
Income: \$25,000 - \$50,000		76	10.09%	1,361	13.78%	2,054	11.38%		
Income: \$50,000 - \$75,000		163	21.65%	2,000	20.24%	2,935	16.26%		
Income: \$75,000 - \$100,000		103	13.68%	1,188	12.02%	2,383	13.20%		
Income: \$100,000 - \$125,000		109	14.48%	1,796	18.18%	3,050	16.90%		
Income: \$125,000 - \$150,000		145	19.26%	1,372	13.89%	2,626	14.55%		
Income: \$150,000 - \$200,000		100	13.28%	936	9.47%	2,356	13.05%		
Income: \$200,000+		22	2.92%	495	5.01%	1,603	8.88%		
2022 Avg Household Income		\$105,133		\$101,441		\$116,523			
2022 Med Household Income		\$99,878		\$92,823		\$105,000			

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