



Free Standing Bank Building
 21660 S. Diamond Lake Road
 Rogers, MN 55374

FOR LEASE
8,864 SF RETAIL / OFFICE SPACE



FEATURES:

- 8,864 SF Freestanding Building available in Rogers, MN.
- Includes 4,432 SF (Main Floor) & 4,432 SF (Lower Level).
- Lot is 1.60 acres along with 4 drive-thru lanes.
- Convenient location in Rogers near many retail and businesses.
- Prime location on signalized corner next to Target, Kohls & other retail.

Lease Rate:
NEGOTIABLE

TAX : \$4.60 / psf
CAM: Paid Separately by Tenant



FACTS:

- ▲ Built in 1998
- ▲ Traffic Counts - 45,052 (Hwy. 101)
- ▲ Population - 37,317 (2022 Estimate).
- ▲ Available Jan. 2024.
- ▲ 20 Parking Stalls

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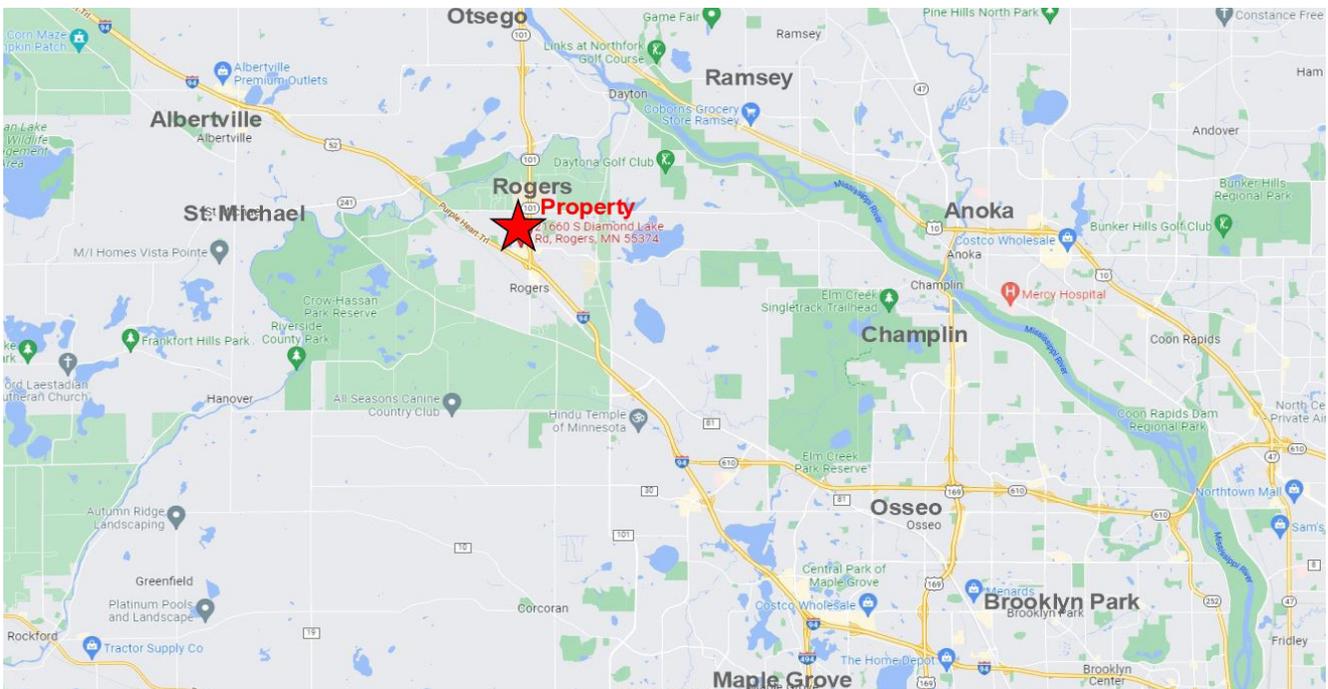

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AERIAL & MAP

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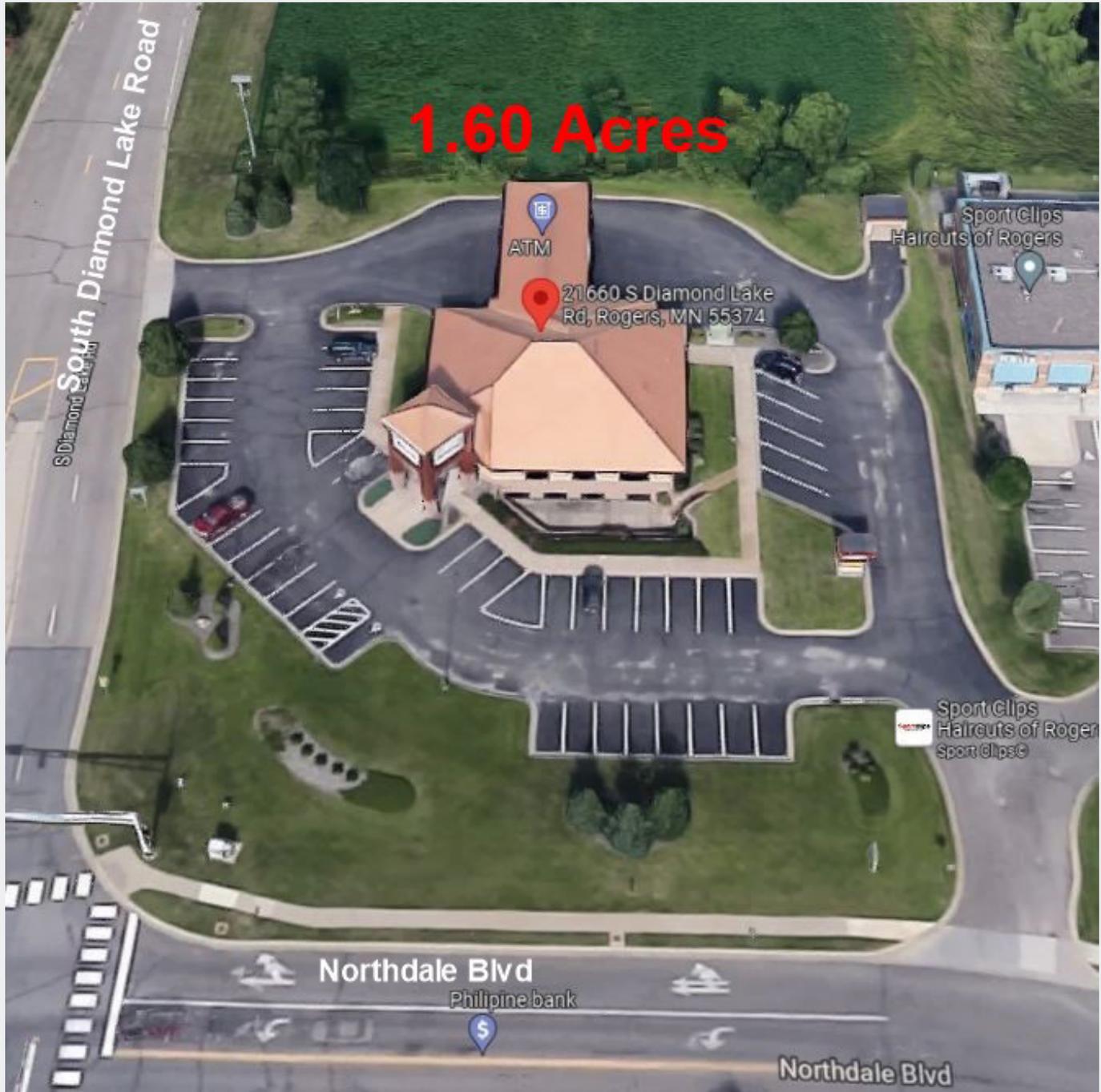
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SITE PLAN

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**MAIN LEVEL
FLOOR PLAN**

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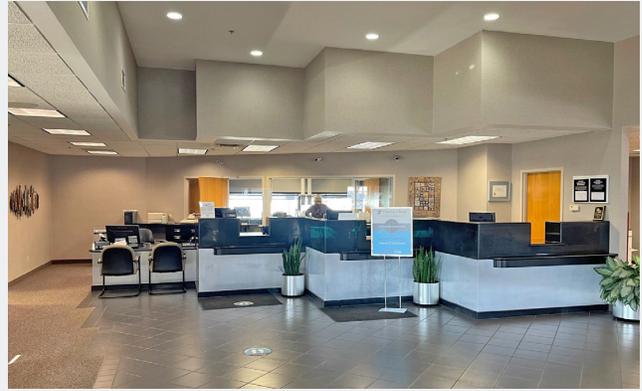
Main Level - 4,432 SF
Lower Level - 4,432 SF
Total - 8,864 SF



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PHOTO GALLERY

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Population - 28,861 2022 Population - 37,317 2027 Population Projection - 40,350</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2022 - \$128,125</p>
<p>TRAFFIC</p>	<p>S. Diamond Lake Rd. - 13,427 vehicles per day Highway 101 - 45,052 vehicles per day Interstate 94 - 73,000 vehicles per day</p>
<p>CITY OF ROGERS</p>	<p><i>R</i>ogers 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>