



SHOPPES AT GATEWAY NORTH

7750 Harkness Avenue South, Cottage Grove, MN 55016

Retail Space for Lease

Space Available

Suite 104: Available November 1st - 1,320 sf

Suite 105: Former chiropractor space - 1,320 sf

2025 CAM: \$4.67 psf and Tax: \$3.72 psf

Lease Rate: Negotiable

Highlights and Features

- Convenient neighborhood center
- Great visibility
- Easy access from US-61
- Parking: 85 spaces
- Zoning: Mixed-use
- Strong retail corridor
- Building signage available
- Co-tenants: Sushi Café, Gray Duck, Jimmy John's, Salon Fusion, and Anytime Fitness,
- Area tenants: Muddy Cow, Walgreens, TCF Bank, Las Margaritas, Kohl's, Domino's, Merchants Bank, Culvers, SuperAmerica, Hy-Vee, Caribou Coffee

Demographics

Average Household Population:

1 mile - 9,438

3 miles - 42,852

5 miles - 84,305

Average Household Income:

1 mile - \$83,779

3 miles - \$90,212

5 miles - \$91,990

Traffic Counts

Highway 61/10 - 40,000 vpd

80th Street - 19,100 vpd

Hardwood Avenue - 8,600 vpd



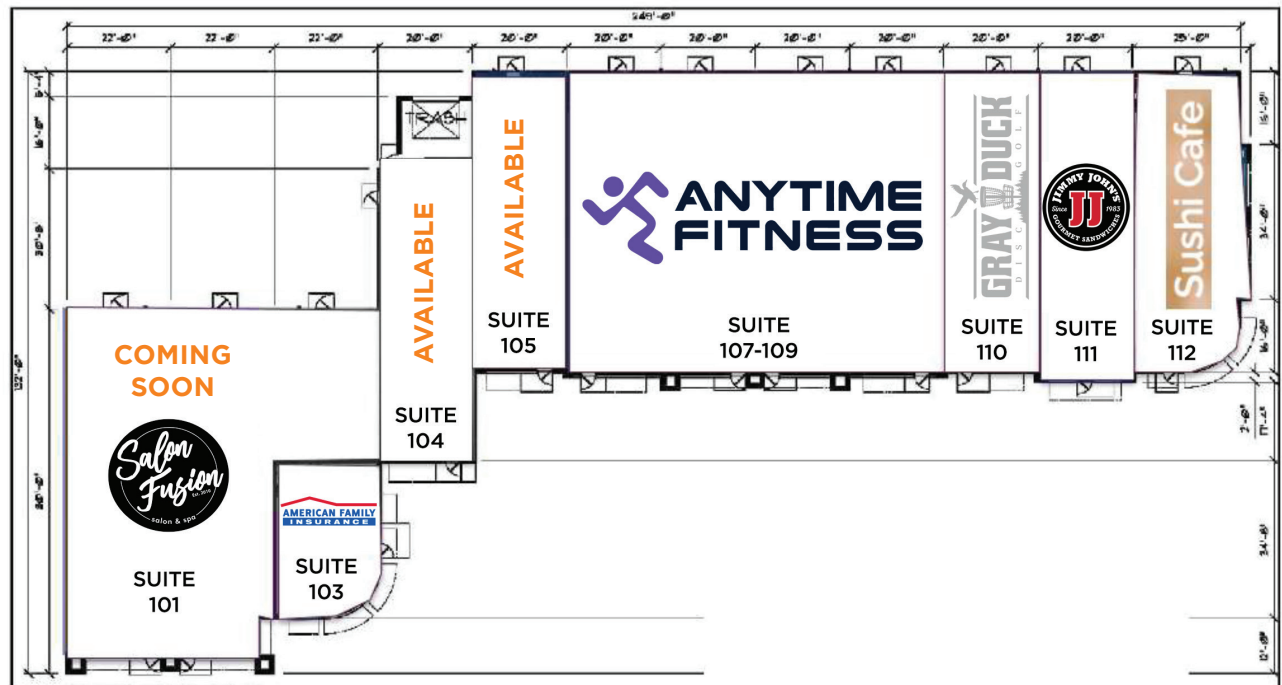
Mary Lindell

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