



THE SHOPPES at GATEWAY NORTH

7750 Harkness Avenue S | Cottage Grove, MN 55016

Retail Space For Lease - New Look!

The Shoppes at Gateway North is a convenient neighborhood center located in the fast-growing city of Cottage Grove. Its great visibility and easy access from US-61 attract local and neighboring shoppers. Co-tenants include Jimmy John's, Anytime Fitness, American Family Insurance, Sushi Café, Gray Duck Disc Golf, and *The Little Village - coming soon!*

Space Available:

- Suite 105: 1,320 sf (chiropractic space)
- 2023 CAM: \$4.67 psf and Tax: \$3.72 psf
- Lease Rate: Negotiable

Highlights and Features:

- New facade
- Great visibility
- Parking: 85 spaces
- Zoning: Mixed-use
- Strong retail corridor
- Building signage available
- Patio available with restaurant space
- Area tenants: Muddy Cow, Walgreens, Las Margaritas, Kohl's, TCF Bank, Domino's, Merchants Bank, Culvers, Hy-Vee, Super America, Caribou Coffee

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 9,438, 3 miles - 42,852 and 5 miles - 84,305
- Average Household Income: 1 mile - \$83,779, 3 miles - \$90,212 and 5 miles - \$91,990
- Highway 61/10 - 40,000 vpd, 80th Street - 19,100 and Hardwood Avenue - 8,600 vpd



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Site Plan



Aerial



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