



THE SHOPPES at GATEWAY NORTH

7750 Harkness Avenue S | Cottage Grove, MN 55016

Retail Space For Lease

Space Available:

- Suite 104: 1,320 sf
- 2024 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, Jimmy John's, Gray Duck, Anytime Fitness, Chiroway, and The Little Village
- 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



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

MARY LINDELL

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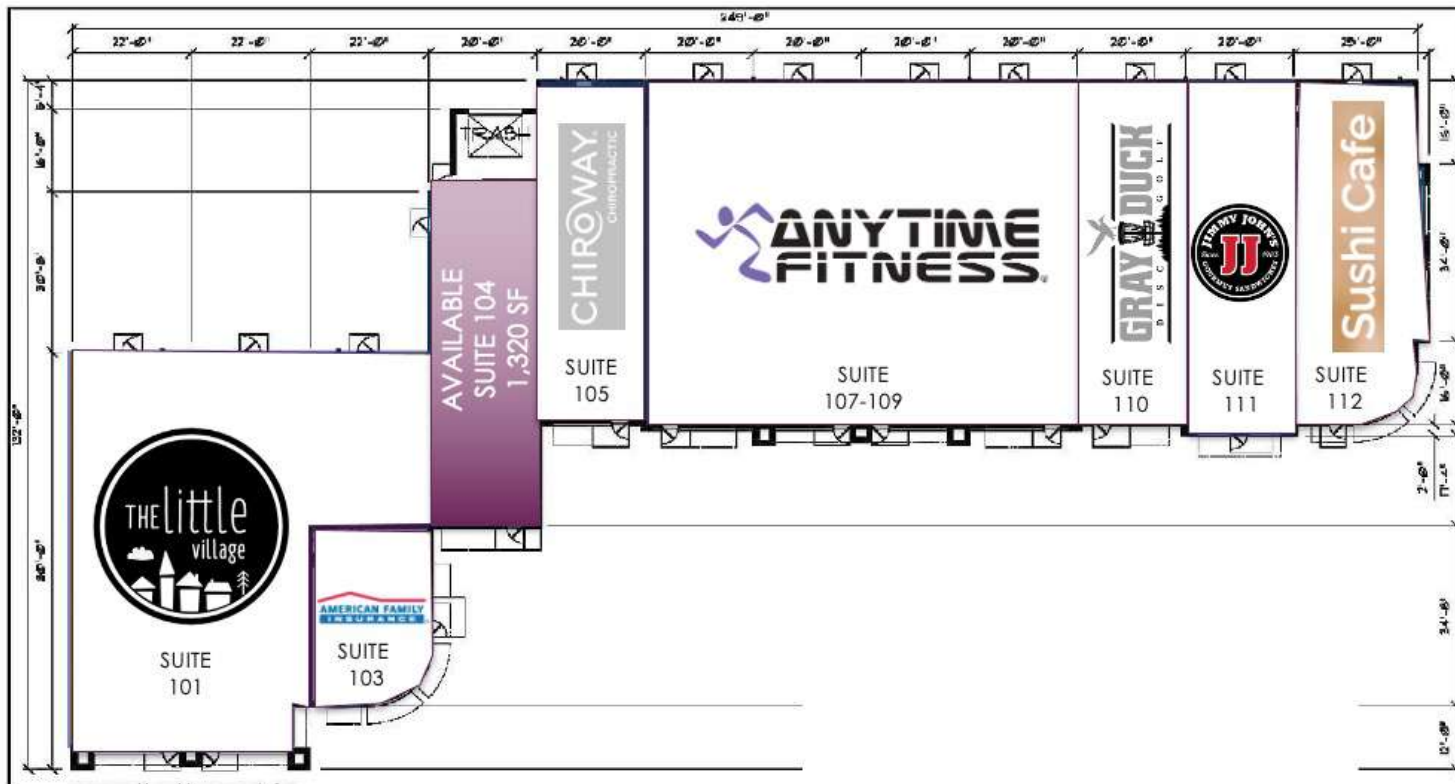
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Site Plan



Aerial



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