

RETAIL FOR LEASE

# THE SHOPPES AT ALMAR VILLAGE

SWC of County Rd 19 & 70th Street | Cottage Grove, MN 55016



TRANSWESTERN

REAL ESTATE  
SERVICES



**Mark Kampmeyer** 612.359.1684 | [mark.kampmeyer@transwestern.com](mailto:mark.kampmeyer@transwestern.com)

**Brad Kaplan CCIM** 612.359.1625 | [brad.kaplan@transwestern.com](mailto:brad.kaplan@transwestern.com)



# PROPERTY OVERVIEW

## The Shoppes at Almar Village

### PROPERTY DETAILS

- Location: 7155 Jorgensen Lane S | Cottage Grove, MN
- GLA: 18,078 sq. ft.
- Parking: 120 Surface Spaces (8.39:1000)

### AVAILABLE FOR LEASE

- Suite 120 | 1,250 sf

### EST. CAM & TAX (2024)

- \$12.97 psf CAM & Taxes**  
[\$5.50 psf CAM + \$0.49 psf INS + \$6.98 psf TAX]

### TRAFFIC COUNTS

- 8,799 vpd 70th Street South
- 7,778 vpd County Road 19 (Keats Ave S)

### DEMOGRAPHICS

Radius:	2 Mile	5 Mile	10 Mile
Population	19,237	97,534	316,861
Average HH Income	\$164,122	\$152,941	\$1320,50
Median HH Income	\$130,152	\$118,395	\$98,736

\* Sources: ESRI 2024 est & MN Dept of Transportation 2024 Study avgs are per day total cars



### CENTER TENANTS





# AERIAL

## The Shoppes at Almar Village

