Building signage panel (inset):

ANCHOR

C-STORE

BBQ

Tires LES SCHWAB

CAR WASH

Valvoline

BANK

CHIPOTLE

STARBUCKS

Map labels:

MONTICELLO MIDDLE SCHOOL 1,011 STUDENTS

HOSPITAL

Mississippi River
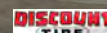
THE HOME DEPOT

five BELOW

PETSMART

Marshalls

DISCOUNT TIRE

RiverWood BANK

Wendy's

TARGET

verizon Caribou

AT&T

VON HANSON'S Meat Markets

Liberty savings bank

KWIK TRIP STORES

8,272 VPD

3,877 VPD

48,369 VPD

CHELSEA RD - 3,162 VPD

Tires LES SCHWAB

TBD

TBD

Panera BREAD

11,698 VPD

MILLS FLEET FARM

SITE

CAR WASH

Valvoline

TBD

CHIPOTLE MEXICAN GRILL

STARBUCKS COFFEE

CTY RD 39

LITTLE MOUNTAIN ELEMENTARY SCHOOL 558 STUDENTS

MONTICELLO HIGH SCHOOL 1,215 STUDENTS

EASTVIEW ELEMENTARY SCHOOL 539 STUDENTS

BIG RIVER 445 CROSSINGS
Retail For Lease | SWQ I-94 & Cty Rd 39 | Monticello, MN

BIG RIVER 445 CROSSINGS
OVERVIEW

SITE INFORMATION

Location: SWQ of I-94 & Cty Rd 39 (Fenning Ave) | Monticello, MN

Lot Sizes: Various

Timing: Fall 2025 Pad Delivery

Traffic: 48,369 vpd on I-94
11,698 vpd on Cty Rd 39 [Fenning Ave]
3,162 vpd on Chelsea St

AVAILBILITY

Lot A: 35,000 SF | Retail Box
Lot B: 19,000 SF | Retail Box
Lot C: 15,000 SF | Retail Box
Lot D: 10,000 SF | Retail Box
Lot E: 65,000 SF | Grocery
Lot F: 7,200 SF | Salon
Lot G: 7,200 SF | Pet Hotel
Lot H: Les Schwab (Spring 2025 Construction)
Lot I: 5,000 SF | Dental
Lot J: 5,000 SF | C-Store
Lot K: Starbucks w/ drive-thru (OPEN)
Lot L: Chipotle w/ drive-thru (OPEN)
Lot M: 2,500 SF | Bank w/ drive-thru
Lot N: Valvoline (Spring 2025 Construction)
Lot O: 6,000 SF | Tunnel Car Wash
Lot P: 3,000 SF | Clinic

AREA TENANTS

Target · Mills Fleet Farm · The Home Depot · Marshalls

Five Below · Caribou · PetSmart · Kwik Trip Stores

verizon · Little Caesars · Mattress Firm · AT&T

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,278	19,552	33,845
Daytime Population	5,912	18,281	29,764
Median HH Income	$94,320	$86,445	$92,335
Households	1,983	7,187	12,132

contacts
RETAIL LEASING

Chris Simmons · 612 359 1675
chris.simmons@transwestern.com

Dave Carland · 612 963 9107
dcarland@venturepass.net

John Johannson · 612 817 2302
john.johannson@transwestern.com

BIG RIVER 455 CROSSINGS
SITE PLAN

AVAILABILITY

Lot A:	35,000 SF | Retail Box	
Lot B:	19,000 SF | Retail Box	
Lot C:	15,000 SF | Retail Box	
Lot D:	10,000 SF | Retail Box	
Lot E:	65,000 SF | Grocery	
Lot F:	7,200 SF | Salon	
Lot G:	7,200 SF | Pet Hotel	
Lot H:	Les Schwab (Spring '25 Construction)	
Lot I:	5,000 SF | Dental	
Lot J:	5,000 SF | C-Store	
Lot K:	Starbucks (OPEN)	
Lot L:	Chipotle (OPEN)	
Lot M:	2,500 SF | Bank w/ drive-thru	
Lot N:	Valvoline (Spring '25 Construction)	
Lot O:	6,000 SF | Tunnel Car Wash	
Lot P:	3,000 SF | Clinic	

TRADE AREA AERIAL

Mississippi River

Stellis Health

CentraCare Health Monticello

MONTICELLO MIDDLE SCHOOL 950 STUDENTS

BROADWAY STE 8,272 VPD

7TH STREET E

CENTRE

Holiday

Cub Foods

AmericInn

Taco Bell

UNITED STATES POSTAL SERVICE

JUNIPER SPA

GNC

MATTRESS FIRM

AT&T

Fantastic Sams

verizon✓

Caribou

McDonald's

WEST METRO BUICK GMC

fitness evolution

Hoglund Bus Company

INTERSTATE 94

THE HOME DEPOT

Office Max

PETSMART

Marshalls

RiverWood BANK

TARGET

Liberty

KWIK TRIP STORES

STATE HWY 25 27,406 VPD

Holiday

Days Inn

6,838 VPD CHELSEA RD

Super 8 MOTEL

Best Western

SHERBURNE

Pizza Ranch

O'Reilly

SUBWAY

Leick Jewelers Jiffy Lube

NAPA DQ

T-Mobile

48,369 VPD

3,162 VPD

12,575 VPD

DUE NORTH CAR WASH

DUNDAS RD

AutoZone

MILLS FLEET FARM

SITE ⬆

57,284 VPD

CTY RD 39

CENTRAL MINNESOTA ORTHODONTICS

Premier Banks

TACO JOHN'S

Arby's

CHATTERS

Culver's

KWIK TRIP STORES

metroPCS

ANYTIME FITNESS GOODYEAR

MONTICELLO HIGH SCHOOL 1,215 STUDENTS

EASTVIEW ELEMENTARY SCHOOL 539 STUDENTS

12,000 VPD

EMAGINE

ALDI

Edina Realty SHERWIN WILLIAMS

GREAT CLIPS cricket wireless

GameStop Ameriprise Financial

LITTLE MOUNTAIN ELEMENTARY SCHOOL 558 STUDENTS

15,875 VPD

Aspen Dental

SCHOOL BLVD

Walmart

FOR MORE INFO CONTACT:

CHRIS SIMMONS | 612.359.1675 | chris.simmons@transwestern.com

JOHN JOHANNSON | 612.817.2302 | john.johannson@transwestern.com

DAVE CARLAND | 612.963.9107 | dcarland@venturepass.net