



**MONTICELLO MIDDLE SCHOOL**  
1,011 STUDENTS

**HOSPITAL**

Mississippi River



CHELSEA RD 3,162 VPD

48,369 VPD

3,877 VPD

PHASE II



TBD TBD

11,698 VPD

**SITE**



**LITTLE MOUNTAIN ELEMENTARY SCHOOL**  
558 STUDENTS

**MONTICELLO HIGH SCHOOL**  
1,215 STUDENTS

**EASTVIEW ELEMENTARY SCHOOL**  
539 STUDENTS

CITY RD 39

# 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



## AVAILABILITY

**Lot 1:** Starbucks w/ drive-thru (OPEN)  
**Lot 2:** Chipotle w/ drive-thru (OPEN)  
**Lot 3:** Bank or QSR w/ drive-thru  
**Lot 4:** Valvoline (Spring 2025 Construction)  
**Lot 5:** Car Wash / Bank  
**Lot 6:** Les Schwab (Spring 2025 Construction)  
**Lot 7:** QSR / Strip  
**Lot 8:** C-Store / Car wash

**Lot A:** Retail Box  
**Lot B:** Retail Box  
**Lot C:** Retail Box  
**Lot D:** Retail Box  
**Lot E:** Grocery  
**Lot F:** Salon  
**Lot G:** Pet Hotel  
**Lot H:** Clinic



## DEMOGRAPHICS

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



## AREA TENANTS



## contacts RETAIL LEASING

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# BIG RIVER 455 CROSSINGS SITE PLAN

## PHASE I

Lot 1: Starbucks (OPEN)

Lot 2: Chipotle (OPEN)

**Lot 3: Bank | QSR w/ drive-thru**

Lot 4: Valvoline (Spring '25 Construction)

**Lot 5: Car Wash | Bank**

Lot 6: Les Schwab (Spring '25 Construction)

**Lot 7: QSR | Strip**

**Lot 8: C-Store | Car Wash**

## PHASE II

Lot A: Retail Box

Lot B: Retail Box

Lot C: Retail Box

Lot D: Retail Box

Lot E: Grocery

Lot F: Salon

Lot G: Pet Hotel

Lot H: Clinic



### contacts RETAIL LEASING

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