



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Retail Space **FOR LEASE**

9375 Deegan Ave., Monticello, MN 55362



Ready for Tenant Build-out!

PROPERTY INFORMATION

- * \$15.00/psf (Modified Gross)
- * Suites range from 968/sf to 2,226/sf
- * 8,069/sf Available
- * Suites are ready for tenant build-out
- * Multi Tenant Retail Building
- * City Fiber Optics
- * Near Restaurants and Major Retailers
- * Quick Access to Highway 25
- * Minutes from I-94
- * Attached to 15 screen Monticello Theater
- * Annual Movie Theater Attendance is 280,000
- * Part of Monticello's Entertainment District
- * Adjacent to Culvers, Applebees and Arby's
- * Across Hwy. 25 from Super WalMart



Contact:

WAYNE ELAM
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3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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Demographics - 2007	3 Mile	5 Mile	10 Mile
Population	15,287	26,277	90,551
Avg Age	33	33	33
Avg HH Inc.	\$62,792	\$65,891	\$75,541
Median HH Inc.	\$56,337	\$59,763	\$66,778

TRAFFIC COUNTS - 2006

* Highway 25 - 27,500 VPD

* I-94 - 56,000 VPD



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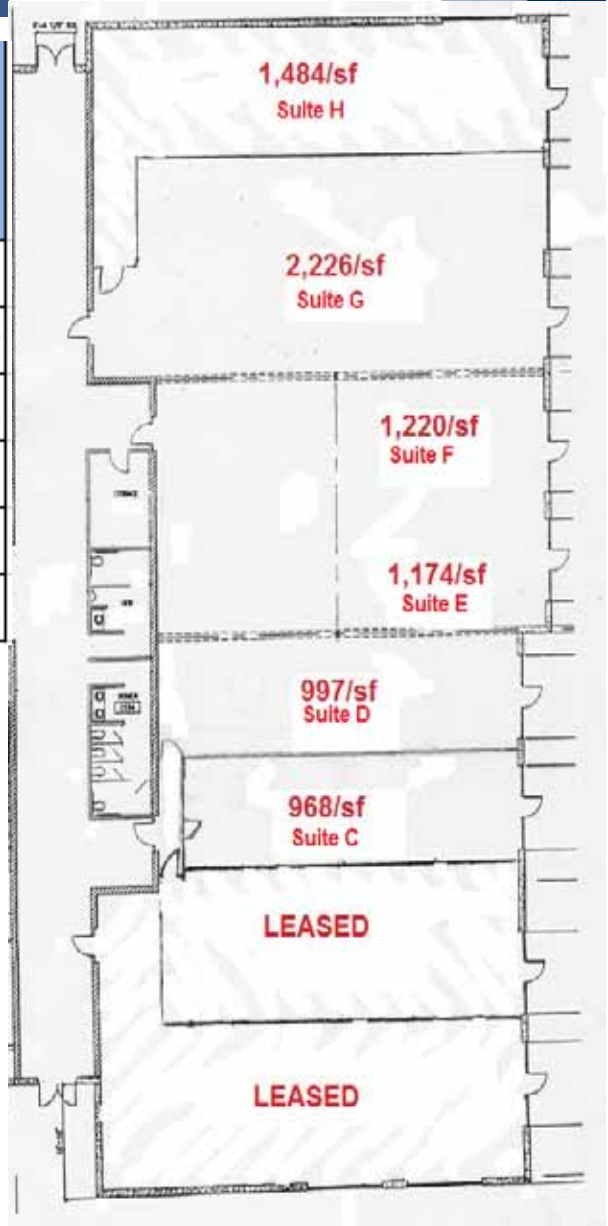
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New Suites

Suite	Suite Dimension		Hall Common Area	Plus	Total S/F
C	17.5 x 53.5	Plus	31.5	=	968
D	16.5 x 58.5	Plus	31.5	=	997
E	18 x 63	Plus	40	=	1,174
F	20 x 59	Plus	40	=	1,220
G	32 x 68	Plus	50	=	2,226
H	19.15 x 72.66	Plus	92	=	1,484



PROPERTY INFORMATION

- * Suites are ready for paint
- * 10' Ceilings
- * Suites have a single entry door from the exterior
- * Suites have a rear door leading to service corridor
- * Suite wired for High Speed Internet
- * Utilities metered separately
- * Excellent signage visibility from Highway 25

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