



FUTURE RETAIL SPACE

FOR LEASE

DOJO CORNERS PLAZA - HWY 25 S, MONTICELLO, MN 55362



- LOCATED ON HWY 25
- JUST NORTH OF SUPER WALMART AND OTHER RETAIL
- CLOSE TO RESTAURANTS
- CLOSE TO RIVER CITY EXTREME AND MOVIE THEATRE

NORTH BUILDING

- Building Size – 9,504 SF
- Vacancy – 1,440 SF – 9,504 SF (Divisible)

SOUTH BUILDING

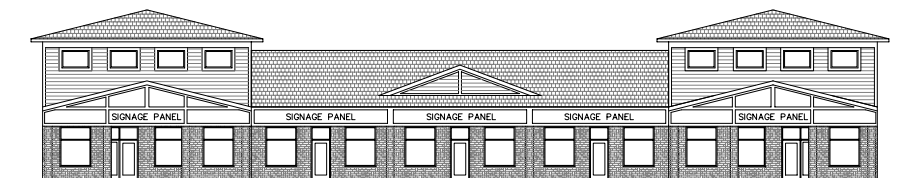
- Building Size – 5,472 SF
- Vacancy – 1,440 SF – 5,472 SF (Divisible)

RATES

- Retail - \$15.00 psf Net
- Tenant Improvements - \$10 psf

PROPOSED CONSTRUCTION

- Pending Pre-Leasing



FRONT ELEVATION
SCALE: 1/8"=1'-0"



contact WAYNE ELAM
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email welam@vantage-point-partners.com
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FUTURE RETAIL SPACE – MONTICELLO, MN



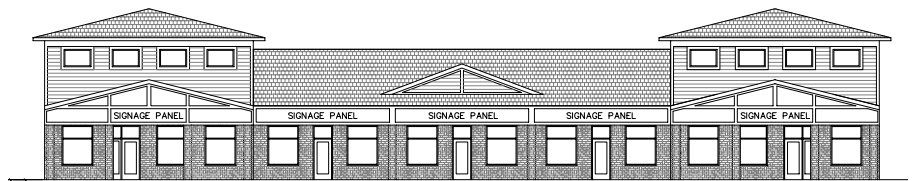
KEY PROPERTY DETAILS

PROPERTY DETAILS

- Quick and easy access to Hwy 25
- Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods, and Wal-Mart Supercenter.
- City fiber optics network providing high-speed internet, telephone, and cable.

TRAFFIC COUNTS — 2006

- Hwy 25 – 18,900 vehicles per day



FRONT ELEVATION
SCALE: 1/8"=1'-0"

Demographics - 2008	3 Mile	5 Mile	10 Mile
Population	15,691	26,666	92,868
Avg Age	31	32	32
Avg HH Inc.	\$72,790	\$74,838	\$85,731
Median HH Inc.	\$64,446	\$66,767	\$76,376

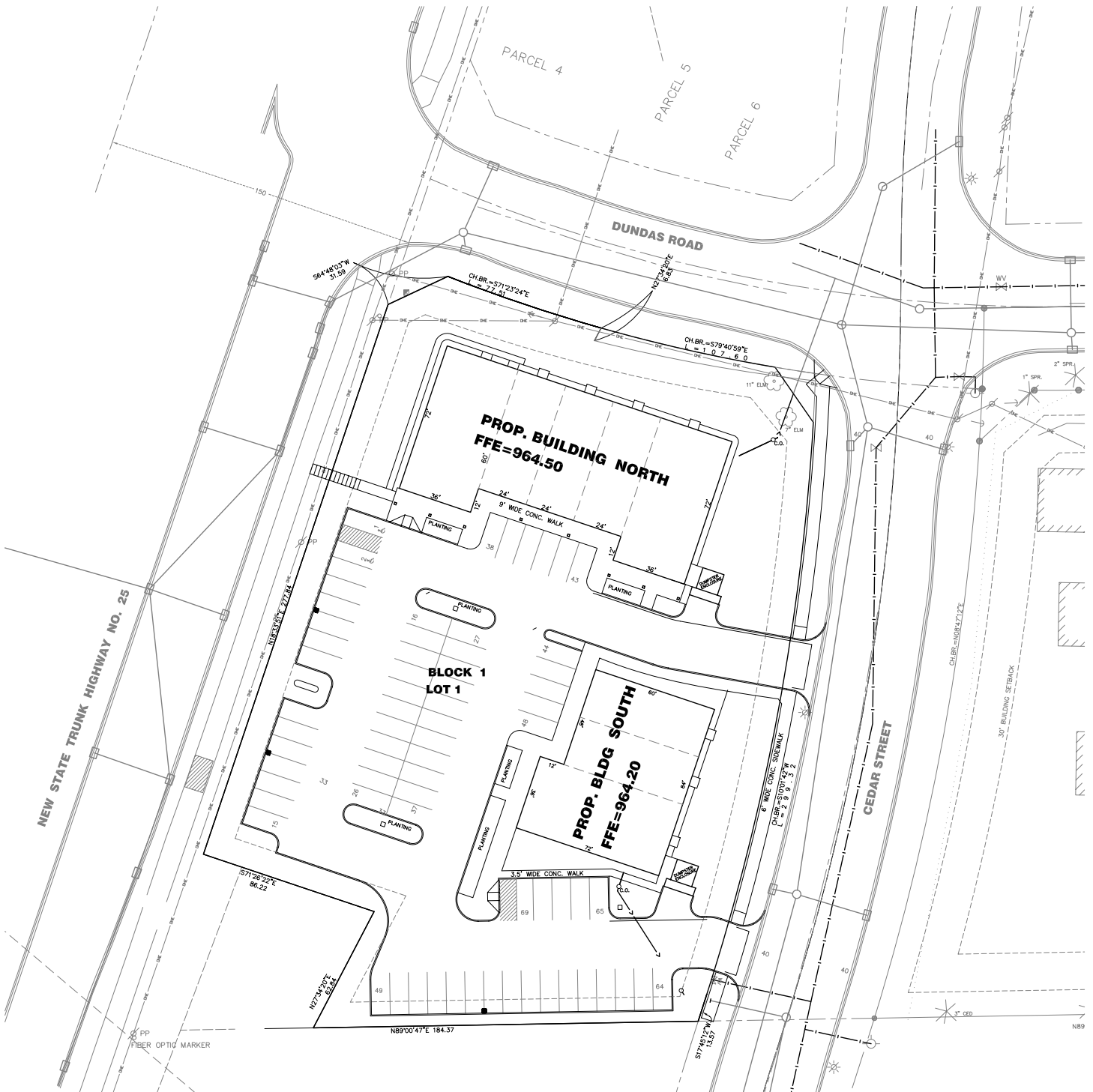


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SITE PLAN

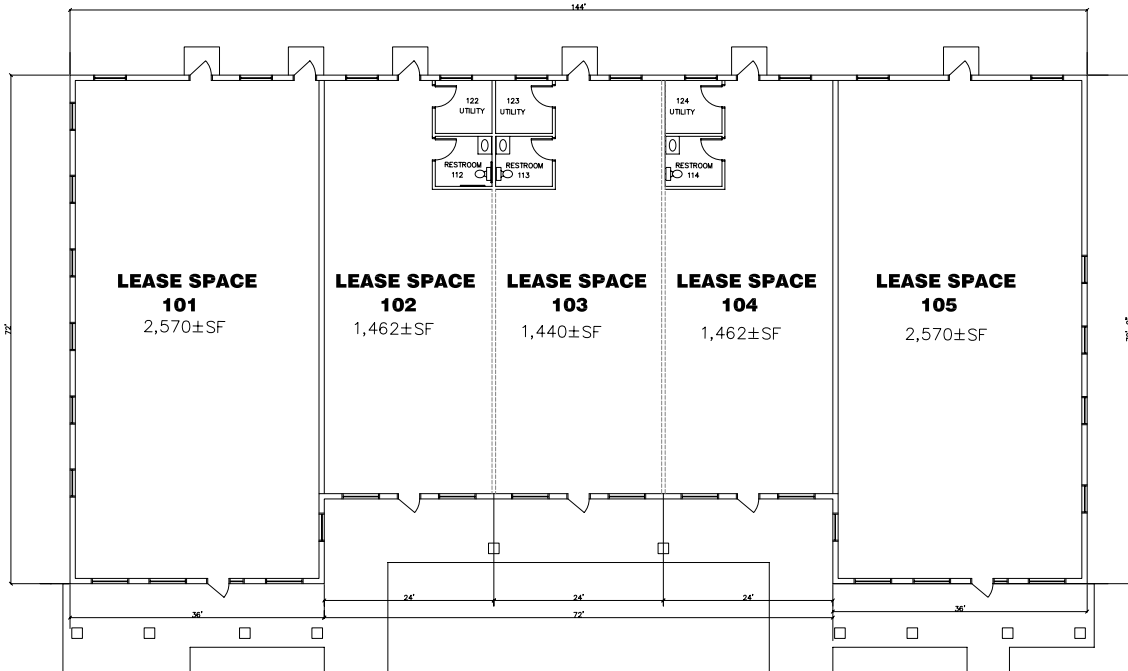


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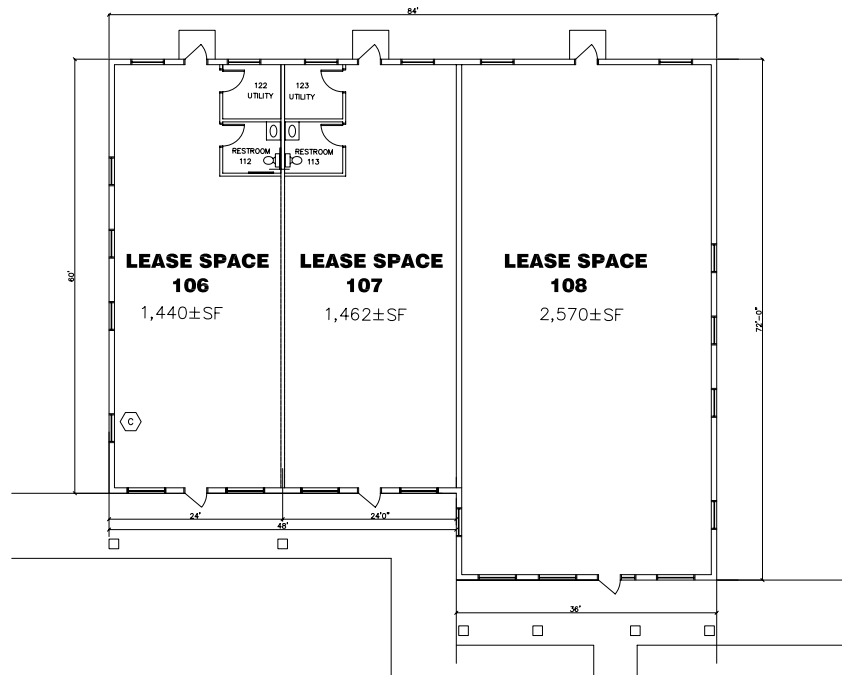


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NORTH BUILDING



SOUTH BUILDING



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