



COMMERCIAL REALTY SOLUTIONS
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Albertville - Commercial Buildings

FOR LEASE

57th St. & County Road 19, Albertville, MN

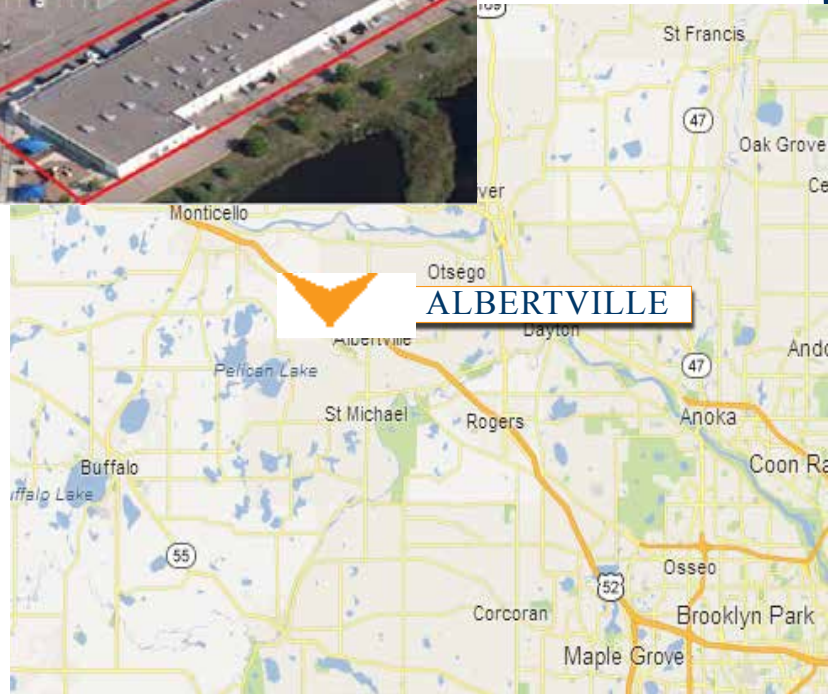
55301



Albertville Crossings!

PROPERTY INFORMATION

- * LEASE RATES **\$15.00** Net
- * Operating Expenses Between \$7.00/psf Est.
- * Space Sizes Range from 1,302/sf to 7,500/sf
- * Zoned: Commercial
- * Great Visibility
- * Just South of the new I-94 Exit
- * Center is anchored by Coborn's



Contact:

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Contact:

SHEILA ZACHMAN
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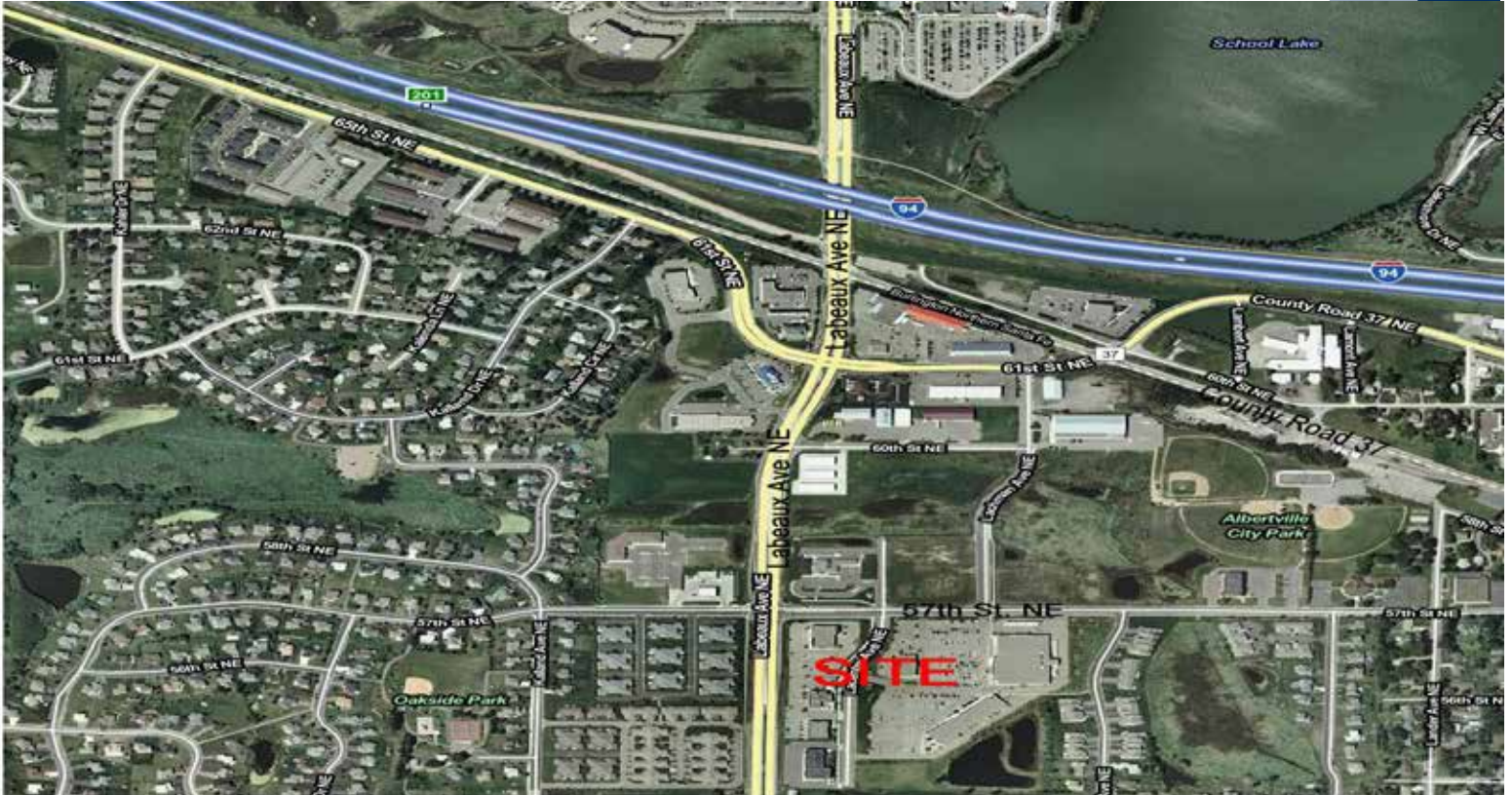
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Albertville - Commercial Buildings FOR LEASE

5698 La Centre Ave, Albertville, MN 55301

TRAFFIC COUNTS - 2012

- * C.R. 37 - 17,000 VPD
- * I-94 - 63,000 VPD
- LaBeaux - 19,100 VPD



Albertville Demographics

| Demographics - Projected 2015 | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|-----------|-----------|-----------|
| Population | 7,442 | 14,889 | 22,561 |
| Est. Total Households | 2,567 | 5,042 | 7,501 |
| Median Age | 39 | 41 | 42 |
| Average Household Income | \$ 61,178 | \$ 70,552 | \$ 72,251 |
| Median Household Income | \$ 59,786 | \$ 64,388 | \$ 65,418 |



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Albertville - Commercial Buildings

FOR LEASE

5698 La Centre Ave, Albertville, MN 55301

Anchored by
Coborn's

Albertville Crossings

| Building | Suite | Square Footage | Leased or Available |
|----------|-------|----------------|---------------------|
| 1 | 100 | 1,710 | <i>Leased</i> |
| | 101 | 1,200 | <i>Leased</i> |
| | 102 | 1,350 | <i>Leased</i> |
| | 103 | 1,500 | <i>Leased</i> |
| | 104 | 1,500 | <i>Leased</i> |
| | 105 | 1,500 | Available |
| | 106 | 1,350 | Available |
| | 107 | 1,500 | Available |
| | 108 | | |
| | 109 | 2,575 | Available |
| 2 | 110 | 1,870 | <i>Leased</i> |
| | 111 | 1,630 | <i>Leased</i> |
| | 114 | 7,500 | Available |
| | 200 | 2,956 | <i>Leased</i> |
| | 202 | 1,100/appx | Available |
| | 204 | 2,418 | <i>Leased</i> |
| 3 | 300 | 2,226 | <i>Leased</i> |
| | 304 | 3,667 | Available |
| | 306 | 1,321 | Available |
| | 308 | 1,302 | Available |
| | 310 | 1,173 | <i>Leased</i> |
| 4 | 400 | | |
| | 402 | | |
| | 404 | 4,692 | Available |
| | 406 | 1,527 | <i>Leased</i> |
| 5 | 500 | 5,715 | <i>Leased</i> |



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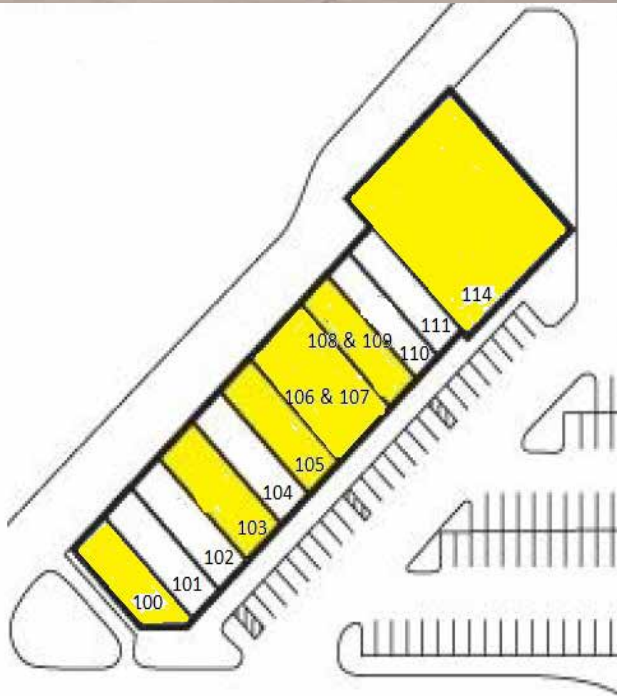
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Albertville - Commercial Buildings

FOR LEASE

5698 La Centre Ave, Albertville, MN 55301

Building 1
(Next to Coborn's)



Albertville Crossings

| Building | Suite | Square Footage | Leased or Available |
|----------|-------|----------------|---------------------|
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| | 101 | 1,200 | <i>Leased</i> |
| | 102 | 1,350 | <i>Leased</i> |
| | 103 | 1,500 | <i>Leased</i> |
| | 104 | 1,500 | <i>Leased</i> |
| | 105 | 1,500 | Available |
| | 106 | 1,350 | Available |
| | 107 | 1,500 | Available |
| | 108 | | |
| | 109 | 2,575 | Available |
| | 110 | 1,870 | <i>Leased</i> |
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Building 2
(In Front of Coborn's)



Property Availability

* Suite 202: 1,100/sf Approximately

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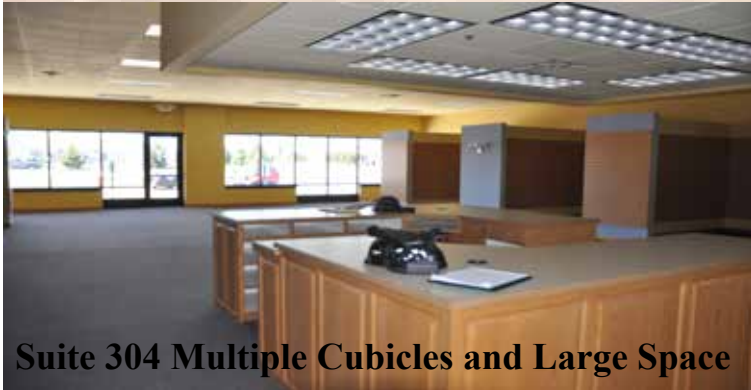
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Albertville - Commercial Buildings

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Building 3
(Corner Facing C.R. 19)



Suite 304 Multiple Cubicles and Large Space



Suite 306 (Formerly a Flower Shop)



Suite 308: 7 Private Offices (w/sinks), Large Reception Area and Bathroom

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Building 4
(Facing C.R. 19)



Suites 400, 402 and 404 Combined (Former Dance Studio)

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