



COMMERCIAL REALTY SOLUTIONS
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Albertville - Commercial Buildings

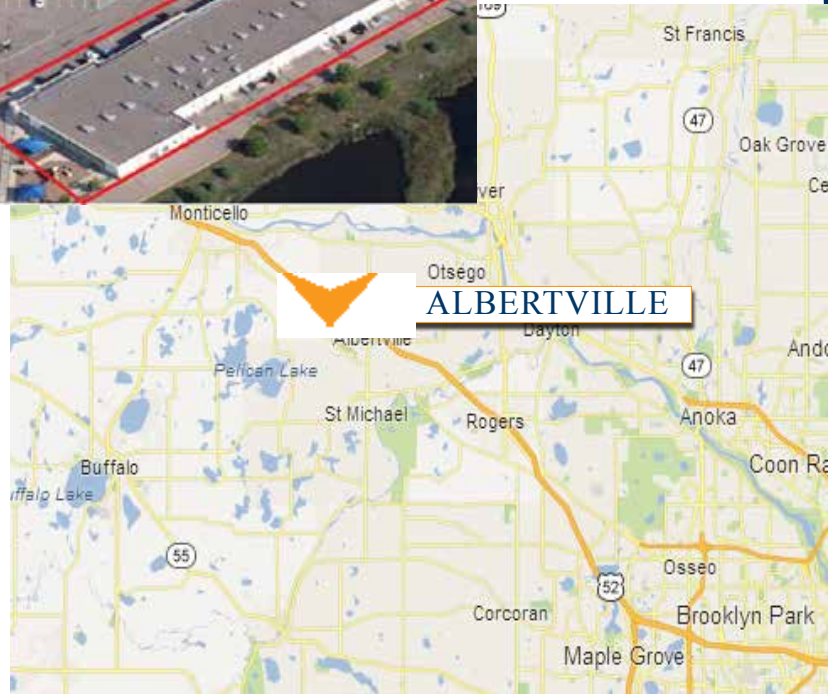
FOR LEASE

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:

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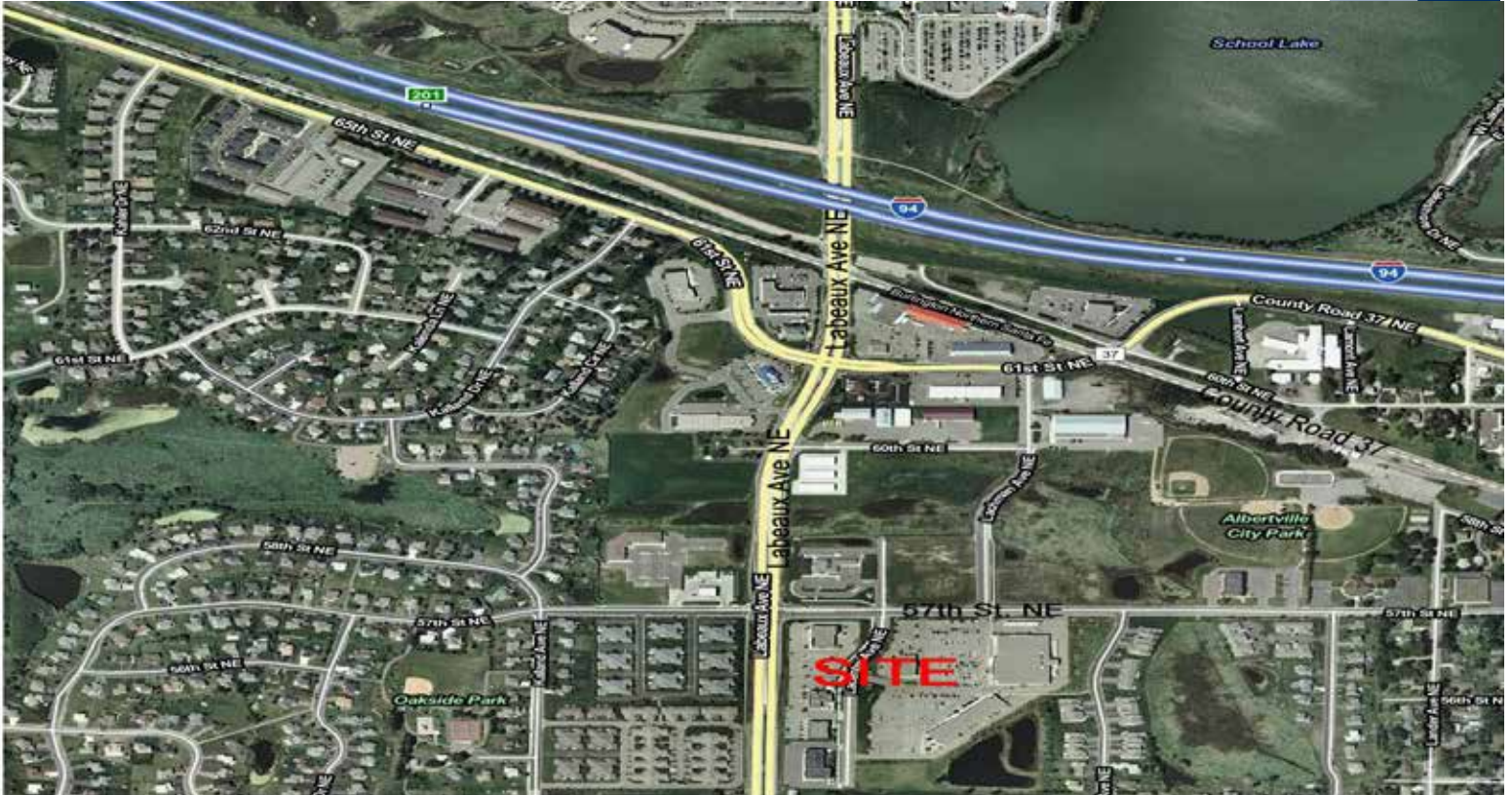
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Albertville - Commercial Buildings FOR LEASE

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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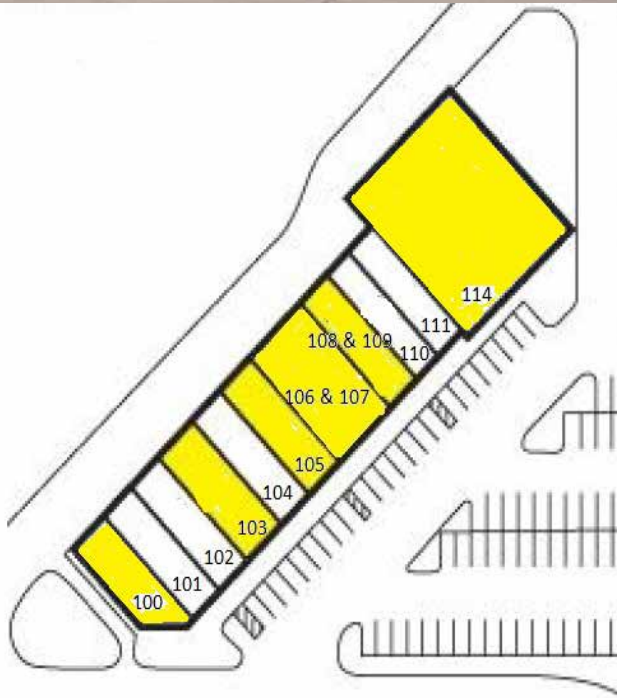
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Albertville - Commercial Buildings

FOR LEASE

5698 La Centre Ave, Albertville, MN 55301

Building 1
(Next to Coborn's)



Albertville Crossings

Building	Suite	Square Footage	Leased or Available
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
	110	1,870	<i>Leased</i>
	111	1,630	<i>Leased</i>
	114	7,500	Available



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Building 2
(In Front of Coborn's)



Property Availability

* Suite 202: 1,100/sf Approximately

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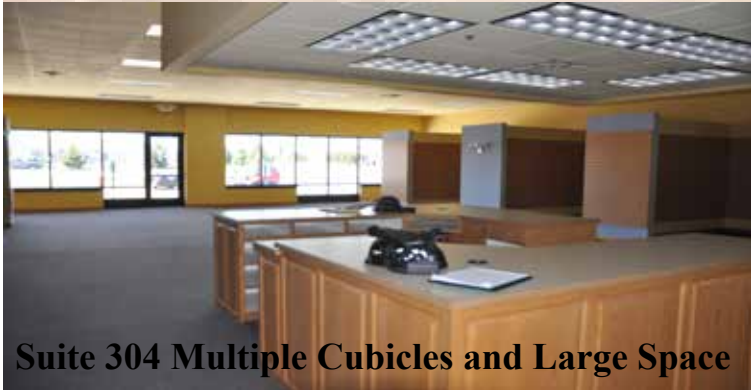
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5698 La Centre Ave, Albertville, MN 55301

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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