



COMMERCIAL REALTY SOLUTIONS
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Albertville - Commercial Building FOR LEASE

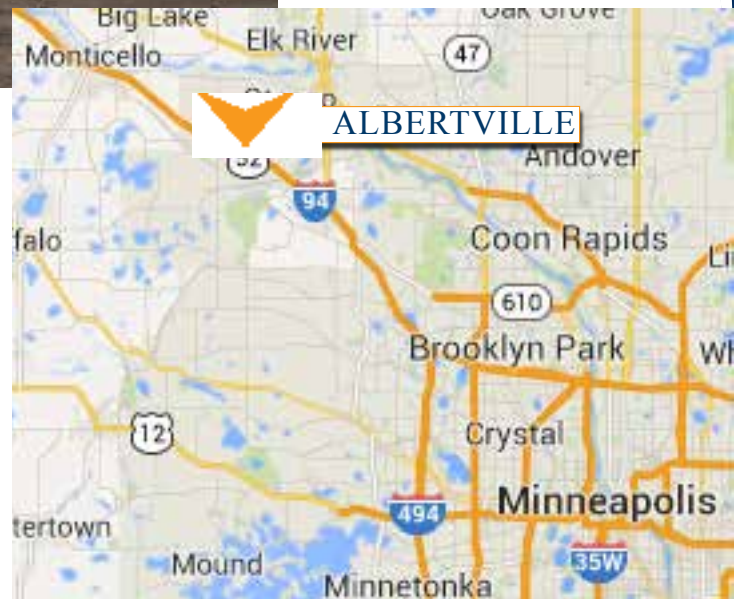
11011 61st St. NE, Albertville, MN 55301



**Great location
for Office or
Retail!**

PROPERTY INFORMATION

- * Lease Price **\$10.00/psf** NNN Lease
- * Operating Expenses \$5.11/psf
- * Building is 11,713/sf
- * Availability: Suite 125 - 1,025/sf
- * Wright County PID 101-078-001010
- * Located near intersection of County Road 19 (LaBeaux) and County Road 37
- * Dedicated turn lane
- * 25' pylon sign available
- * Close to the Albertville Premium Outlet Mall
- * Located near lots of retail and services!



Contact:

SHEILA ZACHMAN
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3 Highway 55 West, Buffalo, MN 55313 cell 763 244 0600 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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**I-94
Visibility!**



LOCATION INFORMATION

- * Dedicated turn lane
- * I-94 Visibility
- * Businesses in the area: Culver's, Mobil, Kremer Toy, Caribou Coffee, Ace Hardware, GoodYear Tire, Subway, Verizon, Klein Bank and more!

TRAFFIC COUNTS - 2014

- * I-94 - 52,000 VPD
- * C.R. 19/LaBeaux - 19,100 VPD
- * C.R. 37 - 6,700 VPD

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Front and
Rear Entries to
Building



PROPERTY INFORMATION

- * Great location for Retail
- * Quick and easy access to C.R. 19/LaBeaux Ave
- * Building fully Sprinkled
- * Separate Restrooms in each Suite



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Suite 125
(Former Pizza
Delivery Store)



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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