



COMMERCIAL REALTY SOLUTIONS  
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## Albertville - Commercial Building FOR LEASE

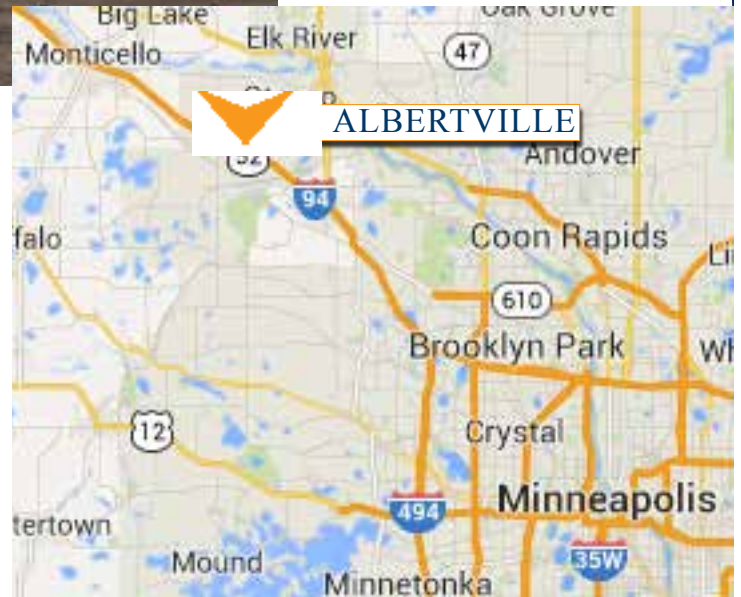
11011 61st St. NE, Albertville, MN 55301



**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**  
**(763) 244-0600**

**SZachman@commrealtysolutions.com**

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

# Albertville - Commercial Building

# FOR LEASE

11011 61st St. NE, Albertville, MN 55301

**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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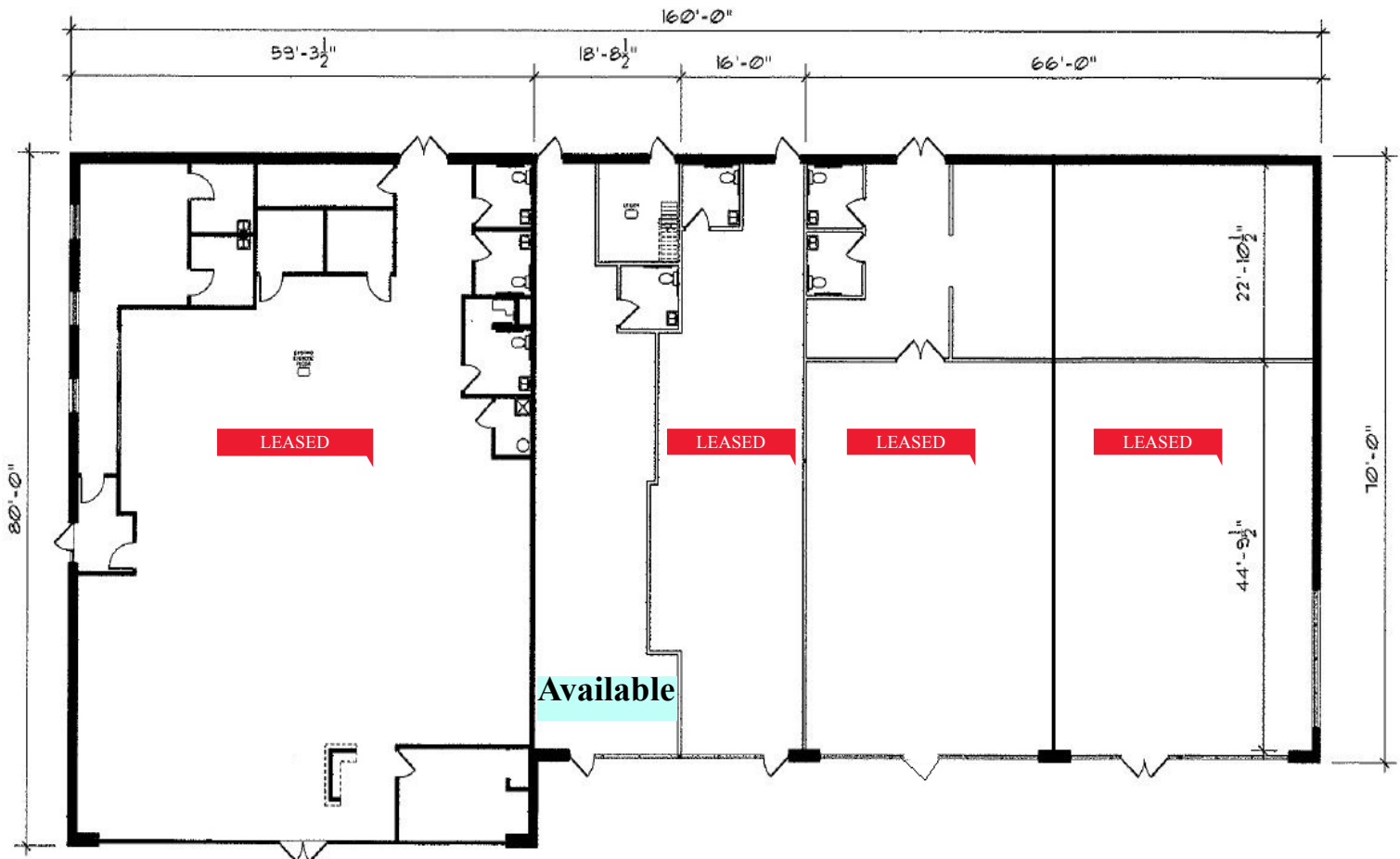
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Front and  
Rear Entries to  
Building



### 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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