

# Great River Centre

Highway 101 and County Road 39, Otsego, MN

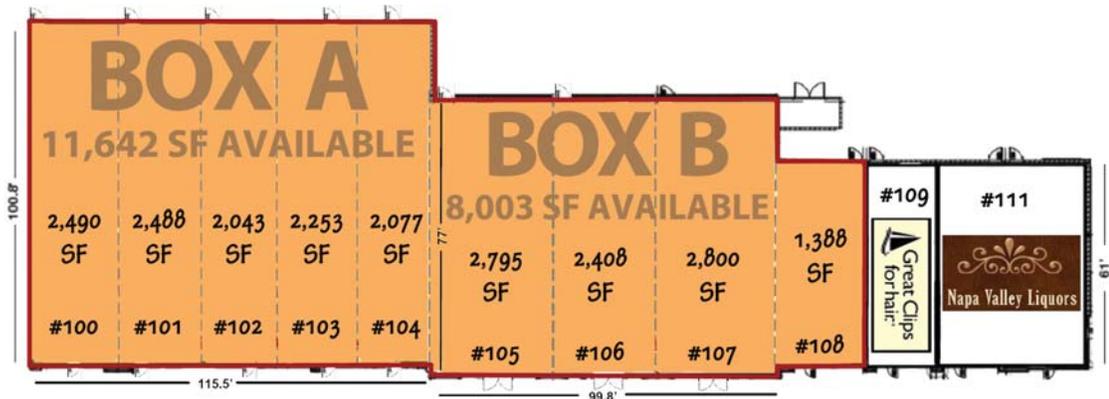
## RETAIL FOR LEASE – RAPIDLY EXPANDING AREA!

Great River Centre offers an opportunity to join the rapidly growing community of Otsego/Anoka. Located next to Super Target, your business is guaranteed maximum exposure.



### Property Highlights:

- Located off of 101 and Highway 10 in Otsego on a Super Target pad site. Pylon signage available.
- Professionally managed. Built in 2008.
- Mid-sized box retail and small tenants welcome!
- Lease from 1,388 to 11,642 square feet.
- Co-tenants include Great Clips and Napa Valley Liquors.



For additional information, please contact:



Tim Igo  
(651) 209-9613  
tim@suntide.com



Tammy Brown  
(651) 262-1014  
Tammy@kwcmidwest.com

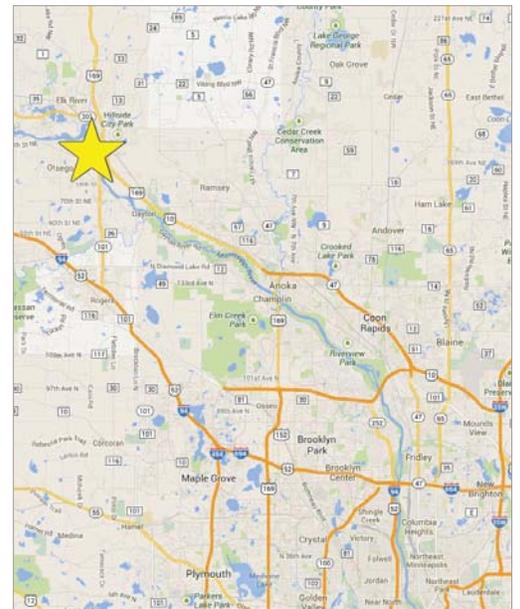


# Great River Centre

15850 87th Street NE, Otsego, MN 55330 (Wright County)

2012 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Total Population	21,233	46,157	80,463
Households	7,770	15,910	27,669
Avg. HH Income	\$74,817	\$84,181	\$86,525
Traffic Counts - Highway 101	48,000 vehicles per day		

## MAP AND SITE PLAN



## ADDITIONAL DETAILS

Nearby businesses just to the north:

Rockwoods Bar & Grill  
Denny's  
Fitness 101  
Xtreme Salon & Spa

Holiday Stationstore  
Sarpino's Pizza  
Holiday Inn  
Boondox Bar & Grill



- Area population has grown 150% since 2000.
- Plentiful onsite parking.
- Lease rates from \$12-18 psf. Ops are \$8.48/SF.

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