

MEDICAL SPACE

# FOR LEASE

ROGERS CITY CENTRE MEDICAL - 21395 JOHN MILLESS DR., ROGERS, MN 55374



IDEAL SPACE FOR A DENTAL  
PRACTICE, PODIATRIST,  
RADIOLOGIST OR  
CHIROPRACTOR!

## PROPERTY INFORMATION

- Building Size – 15,900 SF
- For Lease – 5,211 SF (Divisible)
- Rates – \$18 PSF
- Operating Expense – \$7.57 PSF (2008 Estimate)
- Tenant Improvements – \$35.00 PSF (allowance)

  
VANTAGE POINT  
PARTNERS

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# ROGERS CITY CENTRE MEDICAL – ROGERS, MN



## KEY PROPERTY DETAILS

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- Anchor tenant: CVS, America's largest retail pharmacy chain – now rapidly expanding in Minnesota
- Ideal space for a dental practice, podiatrist, radiologist or chiropractor
- Co-tenants include Northwest Family Physicians, City Centre Urgent Care, NovaCare Rehabilitation and Northwest Eye
- Near Cabela's and Lowe's, Cub Foods, Best Buy, Super Target, Kohl's, hotels and a movie theater
- Daytime population projected to increase nearly 40% by 2010

### TRAFFIC COUNTS – 2007

- Hwy 101 – 25,700 vehicles per day
- Co. Rd. 81 – 11,500 vehicles per day

Demographics - 2006	3 Mile	5 Mile	10 Mile
Population	2,835	10,708	24,123
Avg Age	32	33	33
Avg HH Inc.	\$101,886	\$101,535	\$98,958
Median HH Inc.	\$91,441	\$90,244	\$86,077

