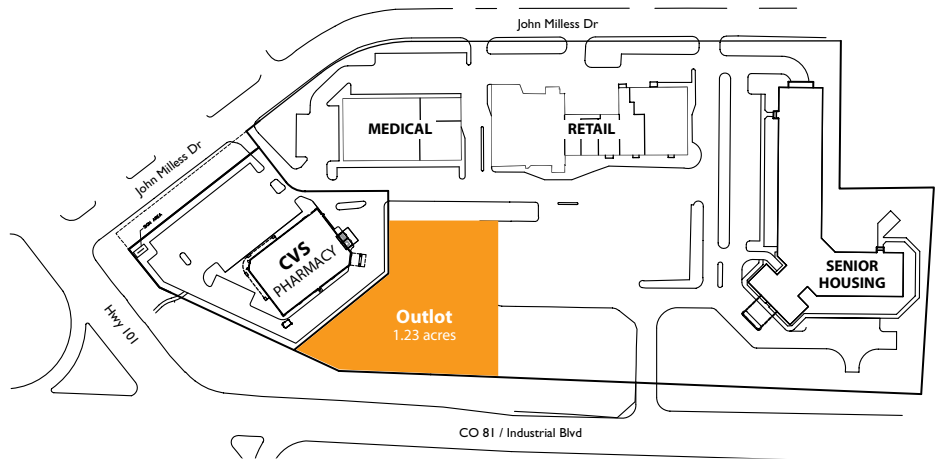
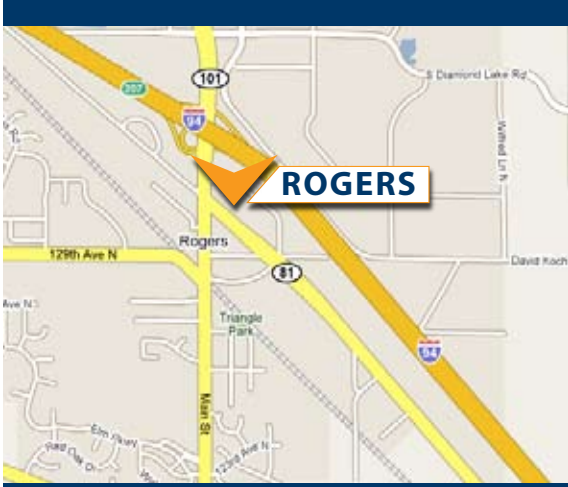


RETAIL OUTLOT

# FOR SALE

CITY CENTRE OUTLOT - 21351 JOHN MILLESS DR., ROGERS, MN 55374



IDEAL FOR BANKS,  
RESTAURANTS  
AND MEDICAL!

## PROPERTY INFORMATION

- Outlot Size – 1.23 Acres
- Sale Price – \$800,000

  
VANTAGE POINT  
PARTNERS

contact WAYNE ELAM  
direct 763 428 7001  
cell 763 229 4982  
email [welam@vantage-point-partners.com](mailto:welam@vantage-point-partners.com)  
website [www.vantage-point-partners.com](http://www.vantage-point-partners.com)

# CITY CENTRE OUTLOT – ROGERS, MN



## KEY PROPERTY DETAILS

### PROPERTY DETAILS

- Development anchored by CVS Pharmacy
- Ideal for banks, restaurants, and medical
- Easy access and great visibility from Hwy 101 and Co. Rd. 81
- Co-tenants include Northwest Family Physicians, NovaCare Rehabilitation, Northwest Eye, women's fitness, hair salon, Asian Restaurant, Mexican Restaurant and Asian Grocery
- Near SuperTarget, Kohl's, Cabela's, Best Buy, Cub, Lowes, Hampton Inn, and movie theatre

### TRAFFIC COUNTS

- 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