



# For Sale

## 6589 & 6597 Laketowne Place, Albertville, MN



**Freestanding Building  
Retail / Office / Showroom**



- ◆ Total 24,630 SF
- ◆ 6589 Building—20,000 SF total (only 8,500 SF remain available for Lease)
- ◆ 6597 Building—4,630 SF Fully Occupied
- ◆ Facing County Rd. 19

- ◆ Zoned B-2A Special Business
- ◆ 1 Drive-In Door and 1 Dock Door
- ◆ Area Tenants include Albertville Premium Outlets with Nike, Gap, Coach and many more.

**Easy Access from I-94 with 57,000 vpd & new off ramp with direct access!**



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# 6589 & 6597 Laketowne Place, Albertville, MN



**6597 Building:  
Fully Leased**



**Outlet Stores Include:**

Nike, Aeropostale, Bass, Van Heusen, dress barn, stride rite, Levis, Coach, Bose, Geoffrey Beane, Harry and David, Tommy Hilfiger, Factory Brand, Gap, Eddie Bauer, Osh Kosh b'gosh, Lane Bryant, Nautica, Big Dog, Gymboree, Sketchers, Samsonite, Jockey, Alfred Dunner, Reebok, Rockport, Adidas, Coldwater Creek, Maurices, Izod, K-B Toys, Columbia, Bath & Body Works, Old Navy, Guess, Calvin Klein, Kenneth Cole, and many, many more!

**Only 8,500 SF Remain For Lease  
Join Anytime Fitness at this location**



**Demographics:**

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Median HH Income	\$94,352	\$93,061	\$88,134
Population	4,812	20,320	38,985
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Traffic Counts I-94	61,000 VPD (2008)		
Traffic Counts CR-19	17,400 VPD (2008)		

**Anytime Fitness anticipated to generate additional 5,000/mo.**

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