



For Lease

6589 Laketowne Place, Albertville, MN 55301-6500



Only 8,500 SF Remaining!

Easy Access from I-94 with 61,000 vpd & new off ramp with direct access.

Competitive Terms!



Freestanding Retail Building Retail / Office / Showroom

- ◆ **20,000 SF Building**
- ◆ **Just 8,500 SF remaining for lease**
- ◆ **Join Anytime Fitness at this great location**
- ◆ **Facing County Rd. 19**
- ◆ **Zoned B-2A Special Business**
- ◆ **Neighboring Albertville Mall**
- ◆ **Area Tenants include Albertville Premium Outlets with Nike, Gap, Coach, Perkins, Country Inn & Suites, and many, many more!**

For more information, contact:

Roz Peterson

612.708.5281

rozp@cerron.com

Craig Alshouse

612.419.0619

craigalshouse@aol.com

Bruce Rydeen

952.469.9444

brucer@cerron.com

Visit our website to view this property in more detail or other properties Cerron has available at: www.cerron.com

Creating Property Solutions For You... With You!

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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!



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

6589 Building

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
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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