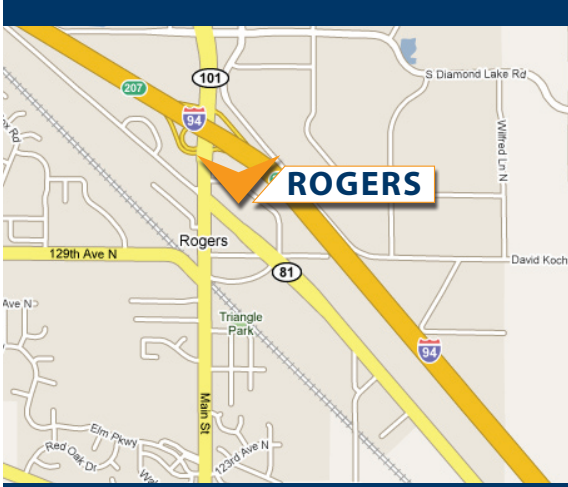


RETAIL SPACE

FOR LEASE

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



GREAT OPPORTUNITY
TO JOIN CVS PHARMACY
AND NORTHWEST FAMILY
PHYSICIANS

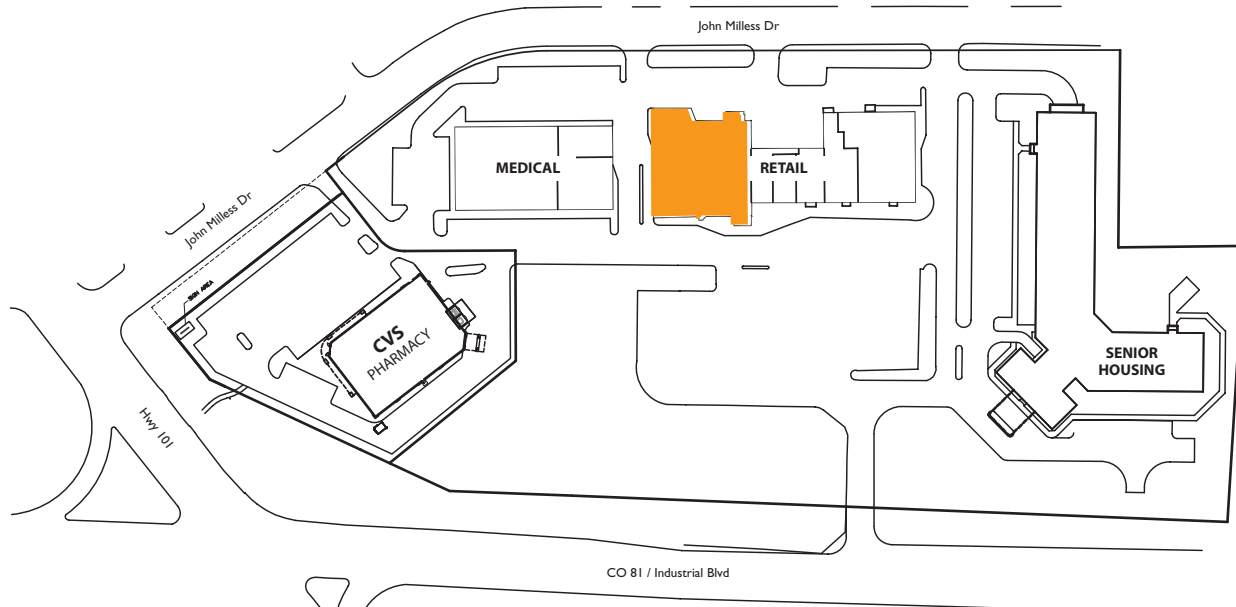
PROPERTY INFORMATION

- Building Size – 27,228 SF
- For Lease – 12,428 SF (Divisible)
- Rates – \$12.00 – \$15.00 PSF
- Operating Expense – \$4.60 PSF
- Tenant Improvements – \$10.00 PSF (allowance)


VANTAGE POINT
PARTNERS

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ROGERS CITY CENTRE – ROGERS, MN



■ VACANT

KEY PROPERTY DETAILS

PROPERTY DETAILS

- Anchor tenant: CVS, America's largest retail pharmacy chain – now rapidly expanding in Minnesota
- Co-tenants include Guadalajara Mexican Restaurant, Northwest Family Physicians, Bo Bo's Restaurant, Scott Daniel's Hair Salon and Curves for Women
- 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

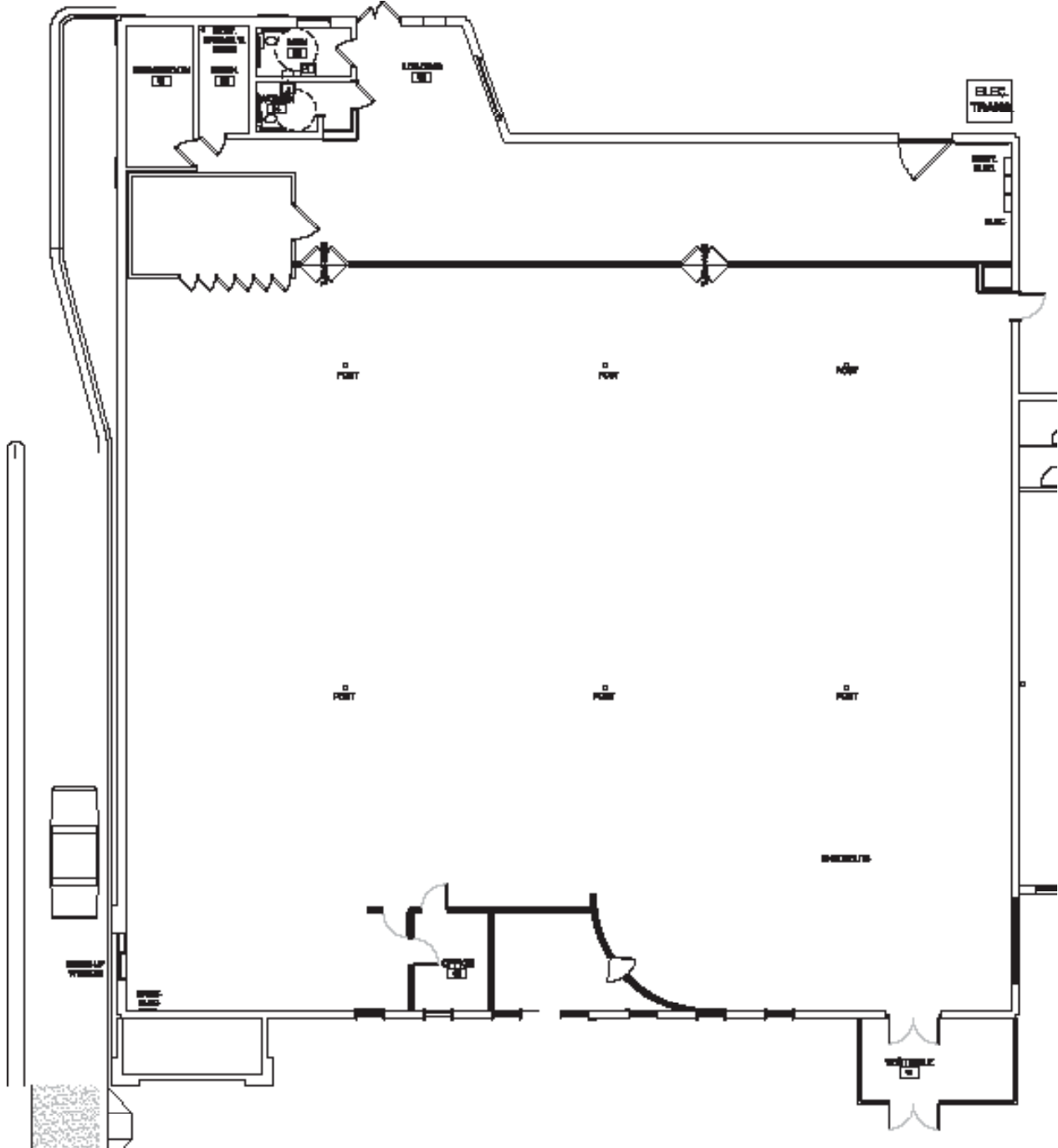
Demographics - 2006	3 Mile	5 Mile	10 Mile
Population	2,835	10,708	24,123
Avg Age	32	33	33
Avg HH Inc.	\$101,886	\$101,535	\$98,958
Median HH Inc.	\$91,441	\$90,244	\$86,077



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