

Property Information

Building Size:  
27,228 sf

For Lease:  
1,504 sf

Lease Rates:  
\$14 sf

Operating Expenses:  
\$8.28 sf



# Rogers Downtown Plaza

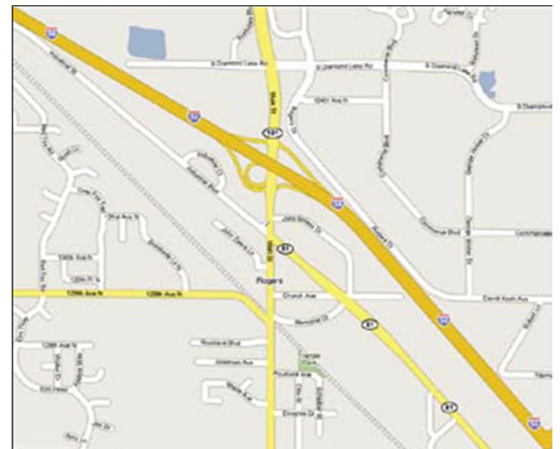
21343 John Milless Dr. Rogers, MN 55374

- Located off of County Rd 81 & Hwy. 101 with easy access to I-94
- Site has prime visibility from County Rd 81 and provides great access to Hwy. 101
- Ample parking
- Quality block construction
- Adjacent to numerous retailers including CVS
- Anchor tenant: True Value

Vantage Point Partners

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St. Michael, MN 55376

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## **BUILDING INFORMATION**

BUILDING TYPE:.....	Retail
BUILDING SIZE:.....	27,228 sf
SITE SIZE:.....	
PID NUMBER:.....	
YEAR BUILT:.....	1978
LOADING:.....	1 Dock (not common)
ELECTRICAL SERVICE.....	Starting at 100 Amp 208-110
CLEAR HEIGHT:.....	14' and 10'
PARKING:.....	Ample
COLUMN SPACING:.....	
BAY SIZE:.....	
FIRE SUPPRESSION:.....	Full wet
AMENITIES:.....	Convenient Access from I-94 Numerous Area Amenities Digital Sign on Hwy 101/County Rd 81 for Tenant Messaging Available Local Responsive Property Management

## **RATE INFORMATION**

RENTAL RATES (PER SQ FT):.....	\$14.00 SF Retail
TOTAL OPERATING/ PSF:.....	<b>\$8.28 SF</b>

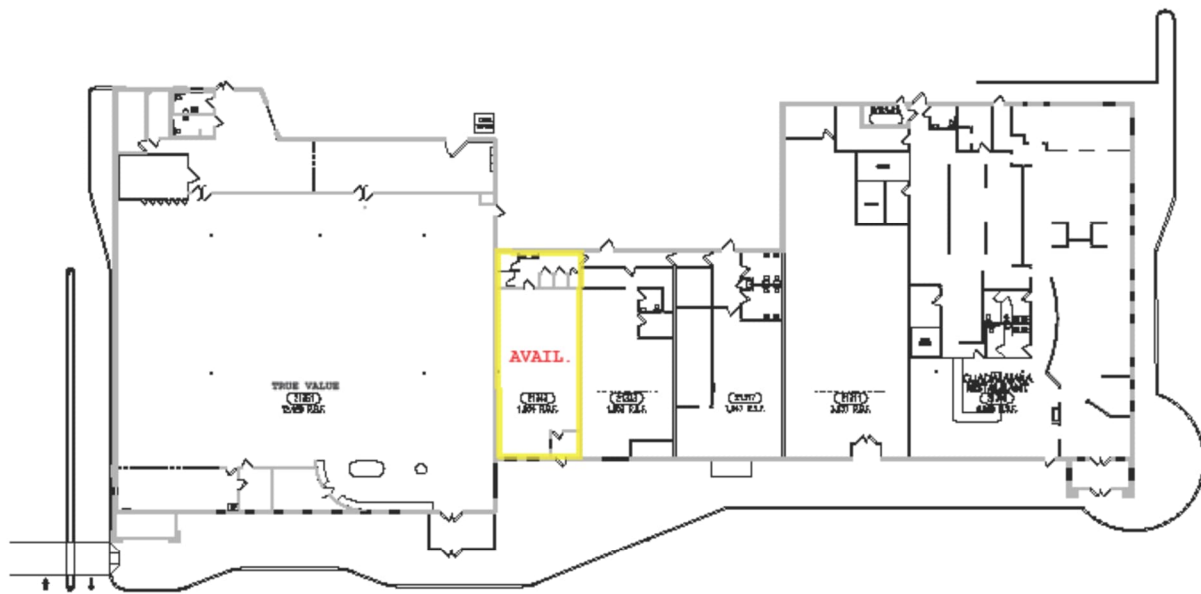
## **VACANCY INFORMATION**

<u>SUITE</u>	<u>TOTAL</u>	<u>RETAIL</u>	<u>Price Per Month</u>	<u>COMMENTS</u>
21343	1,504	\$22.28 NNN	\$2,792	Would be ideal for fitness or dance studio
				Available 5/1/2023

## **FOR MORE INFORMATION CALL:**

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## CITY CENTRE PLAZA

ROCKS, MN  
27,228 TOTAL R.S.F.





