

UPLAND
REAL ESTATE GROUP, INC.



OWATONNA SHOPPING CENTER
1045 Frontage Road West
Owatonna, MN
For Sublease

AT&T

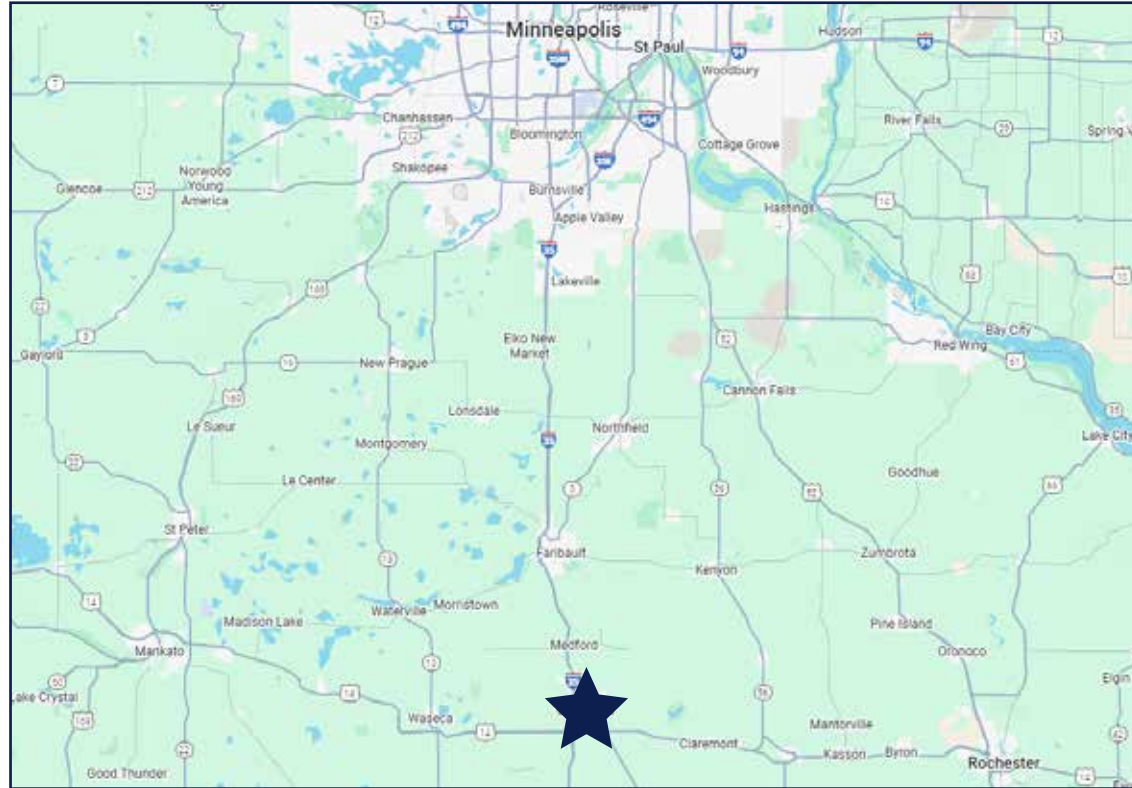


50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

ADDRESS	1045 Frontage Road West
CITY, STATE	Owatonna, MN 55060
SPACE AVAILABLE	1,222 SF
ZONING	B-2 Community Business
LEASE RATE	\$22.94 NET
CAM/TAX/INS 2026	\$12.69
TERM LENGTH	29 Months
YEAR BUILT	2001
COUNTY	Steele
RENEWAL OPTIONS	Two 5-Year Options



HIGHLIGHTS

- Located on a frontage road with excellent exposure to the main highway and one of the busiest corners in Owatonna
- Directly benefits from the large customer draw of major national anchors, including Walmart, Lowe’s, Kohl’s & Aldi
- This property has been marketed for a variety of uses, including cellular/technology, restaurant, salon, insurance, medical, or convenience retail
- Located within 40 miles of Rochester, MN, home to Mayo Clinic
- Located within 60 miles of the Minneapolis-St. Paul Metro

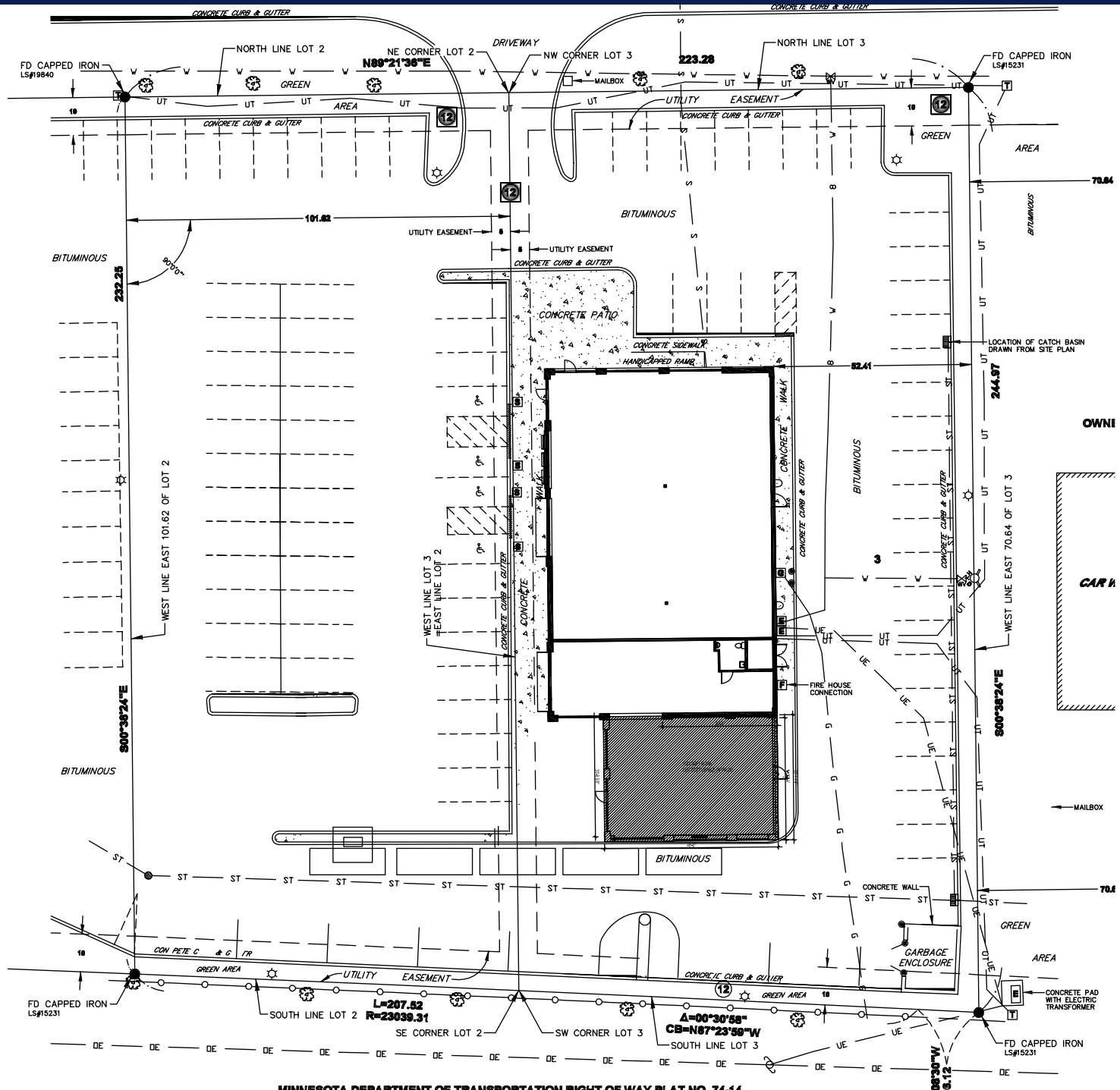
2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	897	22,110	27,880
MEDIAN AGE	41.0	39.3	40.0
MEDIAN HH INCOME	\$51,364	\$76,792	\$81,287
AVERAGE HH INCOME	\$58,222	\$94,139	\$99,449



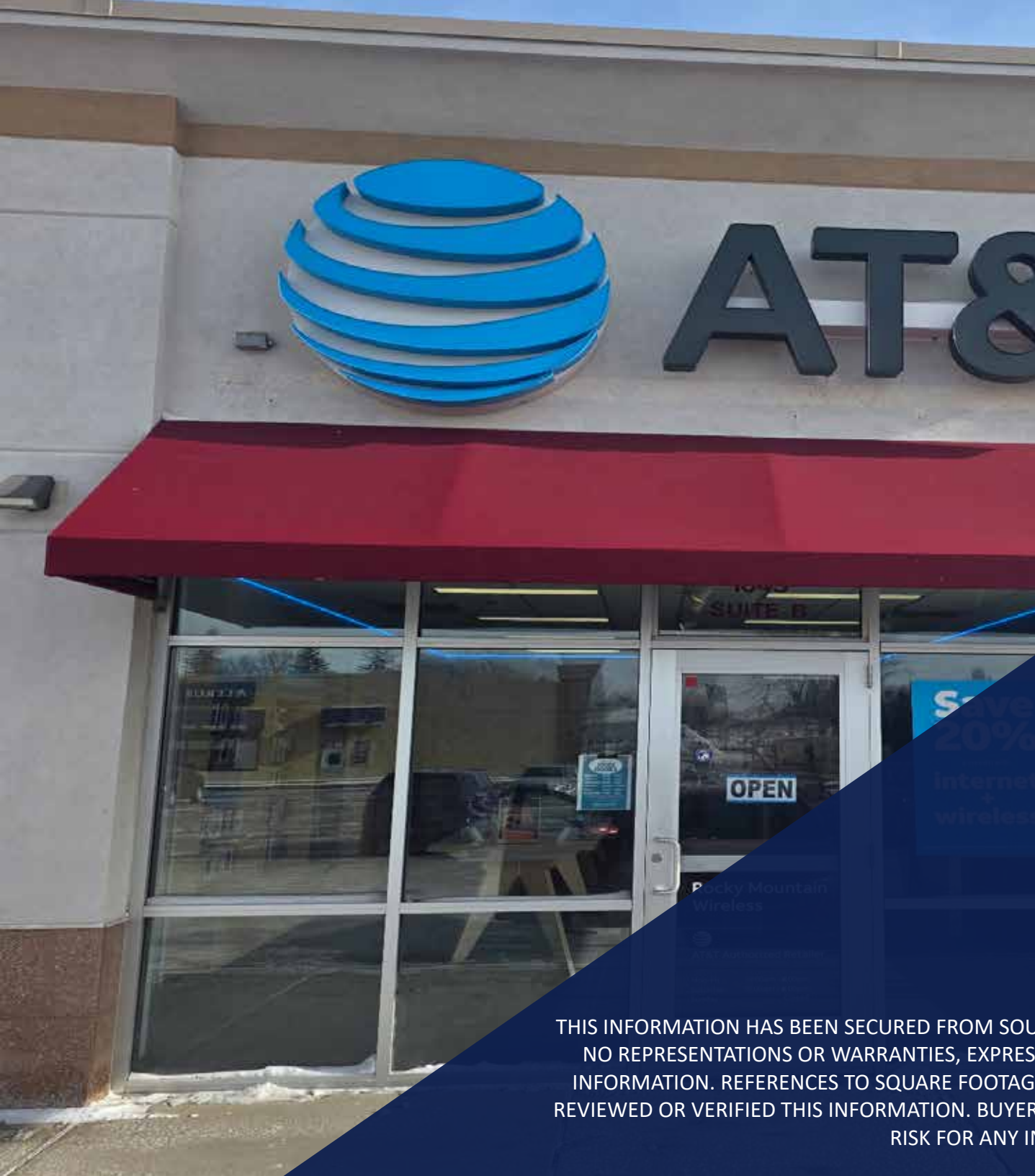
mi DEPARTMENT OF
TRANSPORTATION

DAIKIN CLIMATE SOLUTIONS





MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 74-14



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