



OWATONNA SHOPPING CENTER

1045 Frontage Road West
Owatonna, MN
For Sublease

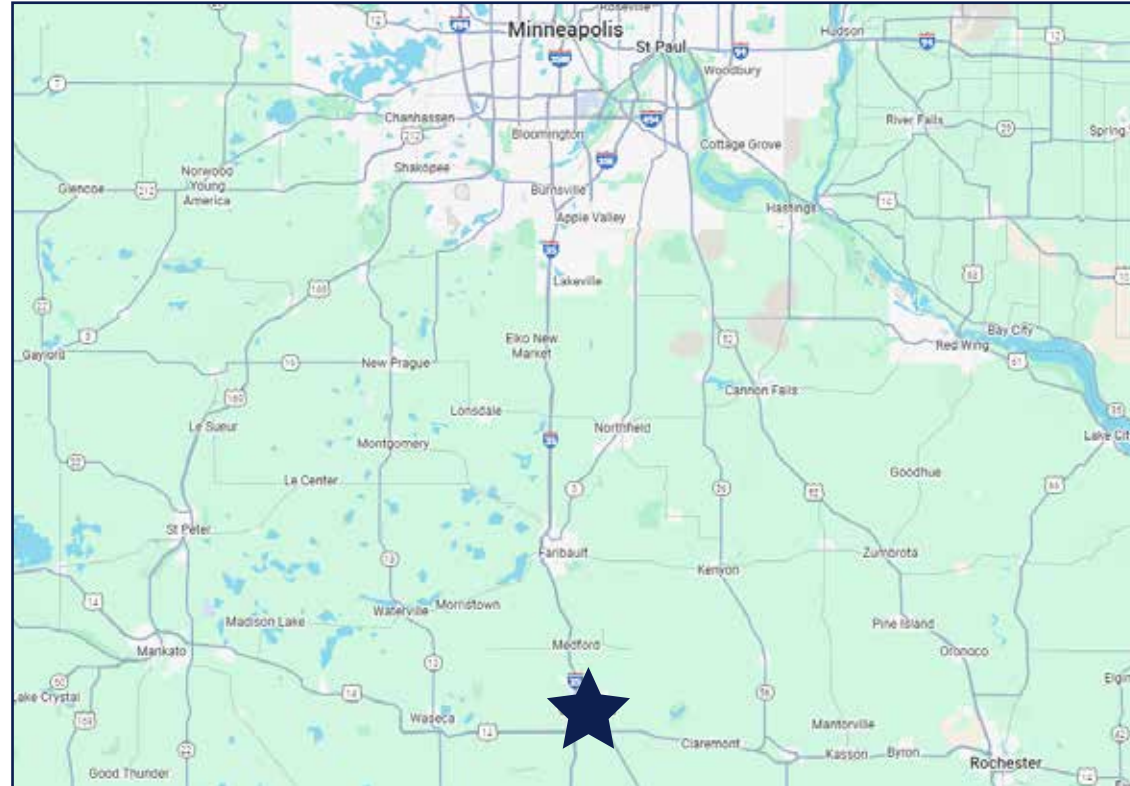


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ADDRESS	1045 Frontage Road West
CITY, STATE	Owatonna, MN 55060
SPACE AVAILABLE	1,222 SF
ZONING	B-2 Community Business
LEASE RATE	\$22.94 NET
CAM/TAX/INS 2026	\$12.69
TERM LENGTH	29 Months
YEAR BUILT	2001
COUNTY	Steele
RENEWAL OPTIONS	Two 5-Year Options



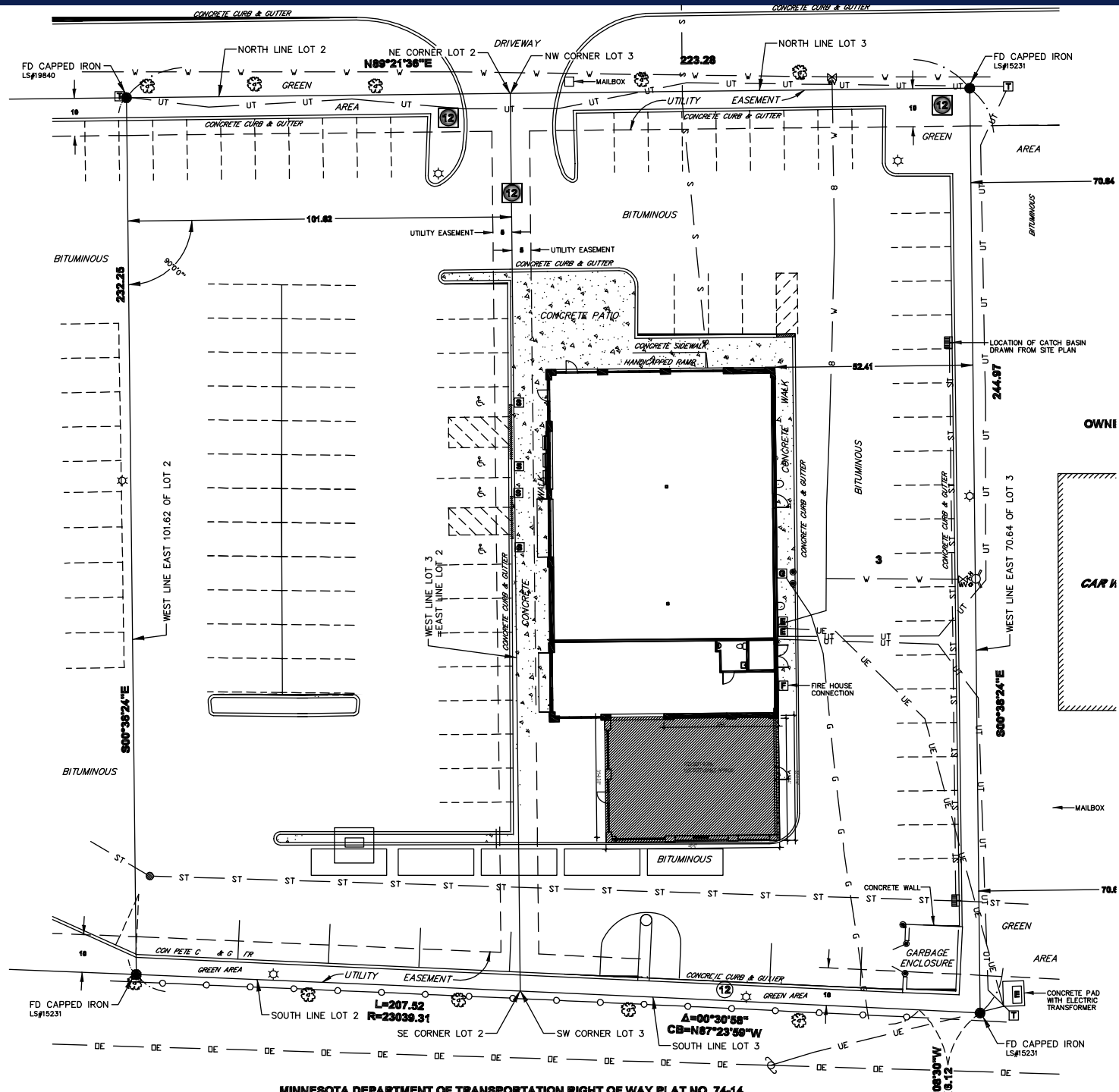
HIGHLIGHTS

- 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

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,011	22,508	28,094
MEDIAN AGE	40.5	39.4	40.0
MEDIAN HH INCOME	\$52,383	\$80,845	\$86,676
AVERAGE HH INCOME	\$57,969	\$98,150	\$103,207







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



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