

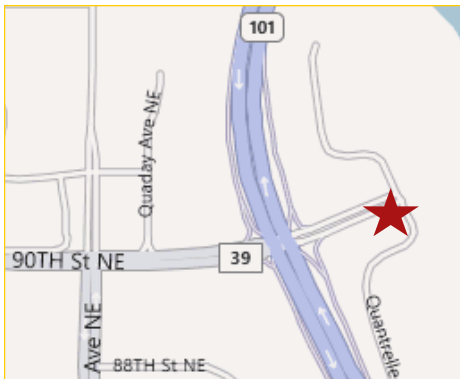
Otsego Waterfront Commons II For LEASE



**16201-90th Street NE
Otsego, MN**

Versatile Retail and Office Space in the New Otsego Waterfront Commons Retail Center

Fantastic river front location!



This new construction retail center offers 12,637 SF ground level retail space - divisible to 1,000 SF - with direct visibility to 48,000 VPD on Highway 101 and easy access from new, grade separated "X-style" interchange. Second floor office/professional space has only 3,504 SF remaining with excellent co-tenants including Nystrom & Associates and chiropractic office.

Highly traveled Highway 101 exposure, building signage, riverfront views and ample off-street parking are just a few of the amenities. Join neighboring retailers serving Otsego and surrounding communities including: Super Target, Nathe's 101 Market, Holiday Inn & Wildwood Waterpark, Denny's, Rockwoods Grill, Cold Stone Creamery and the "Coming Soon - Boondocks Bar & Grill".

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Contact:

Ron Touchette Broker

612.435.7777

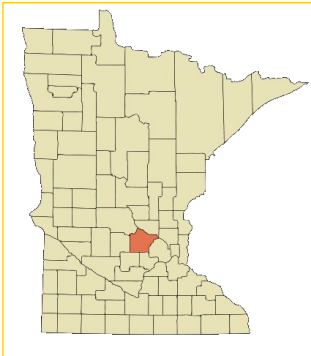
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7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612..435.7771

Otsego Waterfront Commons II For LEASE

**16201-90th Street NE
Otsego, MN**

Demographics



Community-at-a-Glance

City:

Otsego

Population:

6,839

Median Age:

32.5

Average Family Size:

3.10

Median Single Family

Home Value:

\$132,700

Median Household Income:

\$57,422

Commute Time (minutes):

28.3

General Characteristics	Number	Percentage
Total population	6,839	—
<i>Male</i>	3,329	52.1
<i>Female</i>	3,060	47.9
Median age (years)	32.5	—
<i>Under 5 years</i>	530	8.3
<i>18 years and over</i>	4,315	67.5
<i>65 years and over</i>	270	4.2
Average household size	3.10	—
Average family size	3.41	—
Total housing units	2,120	—
Social Characteristics	Number	Percentage
Population 25 years and over	3,813	—
<i>HS graduate or higher</i>	3,477	97.3
<i>Bachelor's degree or higher</i>	511	13.4
Male, now married	1,556	64.5
Female, now married	1,520	68.6
Economic Characteristics	Number	Percentage
In labor force	3,636	80.7
Mean travel time to work (minutes)	28.3	—
Median household income (dollars)	57,422	—
Median family income (dollars)	59,319	—
Per capita income (dollars)	20,209	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	1,514	—
<i>Median value (dollars)</i>	132,700	—
Median of selected monthly owner costs with mortgage (dollars)	1,113	—

*2000 US Census Data

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Great location with easy access to Highways 10 and 101.
Gorgeous river front office and retail park. High traffic area; nearby businesses include the Otsego Super Target. Build to suit—custom design retail and office shells to your specifications!

Summary



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Last Updated: Thursday, October 20, 2011

Ground Level Retail



Open Office Space



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