



# GOODWILL ROGERS

20870 Rogers Drive | Rogers, MN 55374

## Confidential - 16,844 SF Of Retail Space For Sublease!

20870 Rogers Drive center was built in 2007 and has excellent visibility from both Rogers Drive and I-94. Situated along the city's dominant retail corridor, it is surrounded by major national tenants that include Super Target, Kohl's, Cub Foods, Cabela's, HOM and more.



### Highlights & Features:

- Great visibility from I-94
- Open floor plan
- Parking: 435 spaces
- Monument and pylon signage available

### Demographics and Traffic Counts:

- 2016 Average Household Population: 1 mile - 3,805, 3 miles - 8,109 and 5 miles - 18,001
- 2016 Average Household Income: 1 mile - \$87,629, 3 miles - \$83,226 and 5 miles - \$84,612
- Traffic Counts: 7,300 vpd on Rogers Drive, 4,150 vpd on Commerce Blvd, 21,300 vpd on S. Diamond Lake Rd, 46,000 vpd on MN-101 and 96,000 vpd on I-94

Space Available: 16,844 sf

- 2018 CAM: \$1.99 psf and Tax: \$4.59 psf



**Christianson & Company**  
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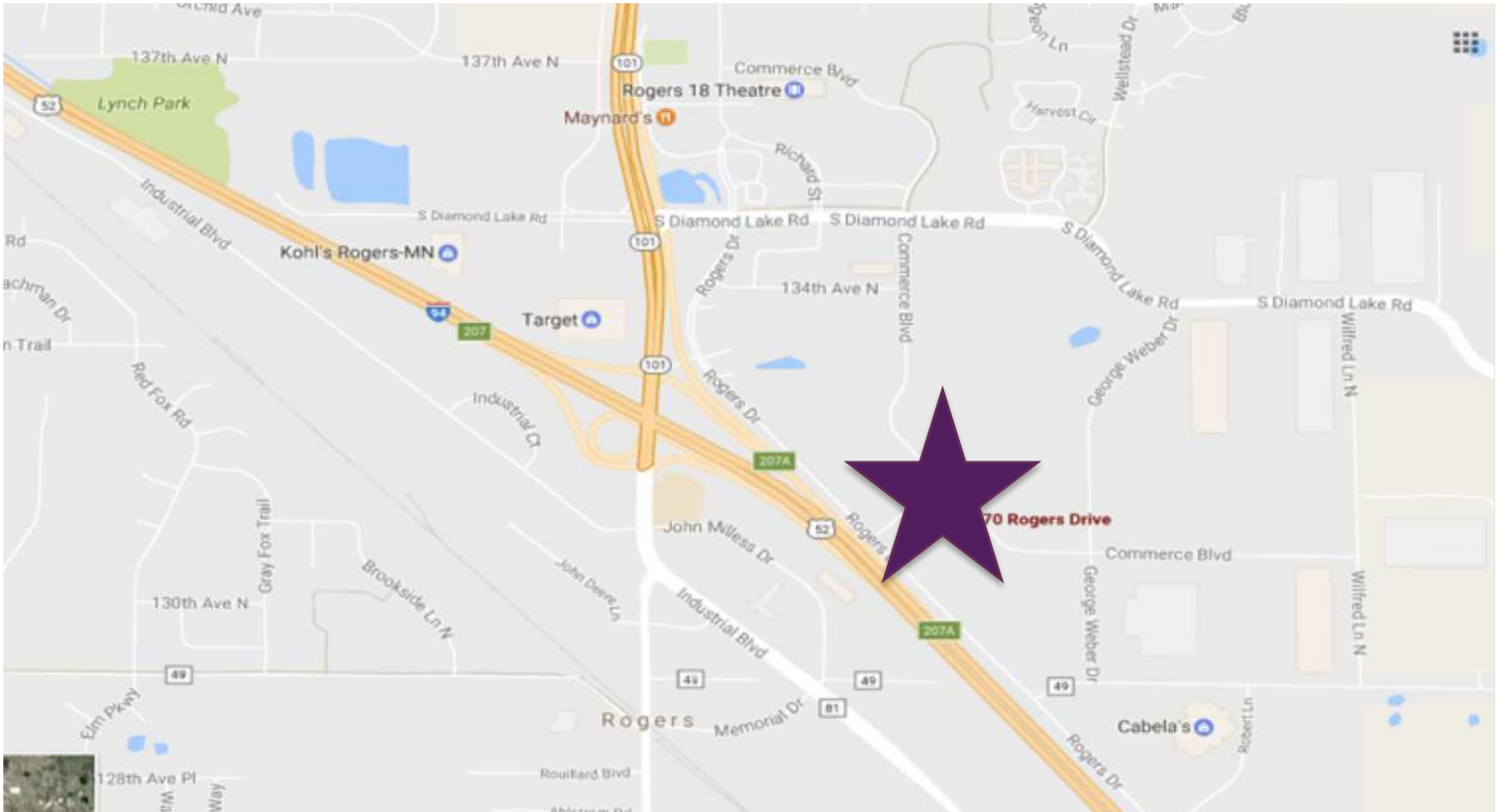
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Map



## Aerial



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