

# Retail for Lease

**Rockridge Center** | 4445 Nathan Ln N, Plymouth, MN 55442



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# Property highlights

Rockridge Center is a strong grocery anchored center located just off County Road 9 and Highway 169 in Plymouth. This center features a high-performing Cub Foods and is surrounded by dense residential and with convenient access to Highway 169, it would be a great location for any retailer.

## Description

Grocery anchored retail

## Building size

125,213 SF

## Available

Suite 102 2,663 SF

Suite 224\* 1,389 SF

Suite 226\* 789 SF

\*can combine for 2,178 SF

> **CAM:** \$3.12

> **RE Tax:** \$4.41

> **INS:** \$0.94





> **TOTAL:** \$8.47

## Traffic count

Rockford Road 24,800 VPD

Nathan Lane N 7,700 VPD

## Demographics

Radius	1-mile	3-mile	5-mile
 <b>Population</b>	10,696	83,719	226,140
 <b>Median HH Income</b>	\$87,391	\$92,277	\$93,616
 <b>Average HH Income</b>	\$125,877	\$124,722	\$130,288
 <b>Daytime Population</b>	9,044	79,977	260,517



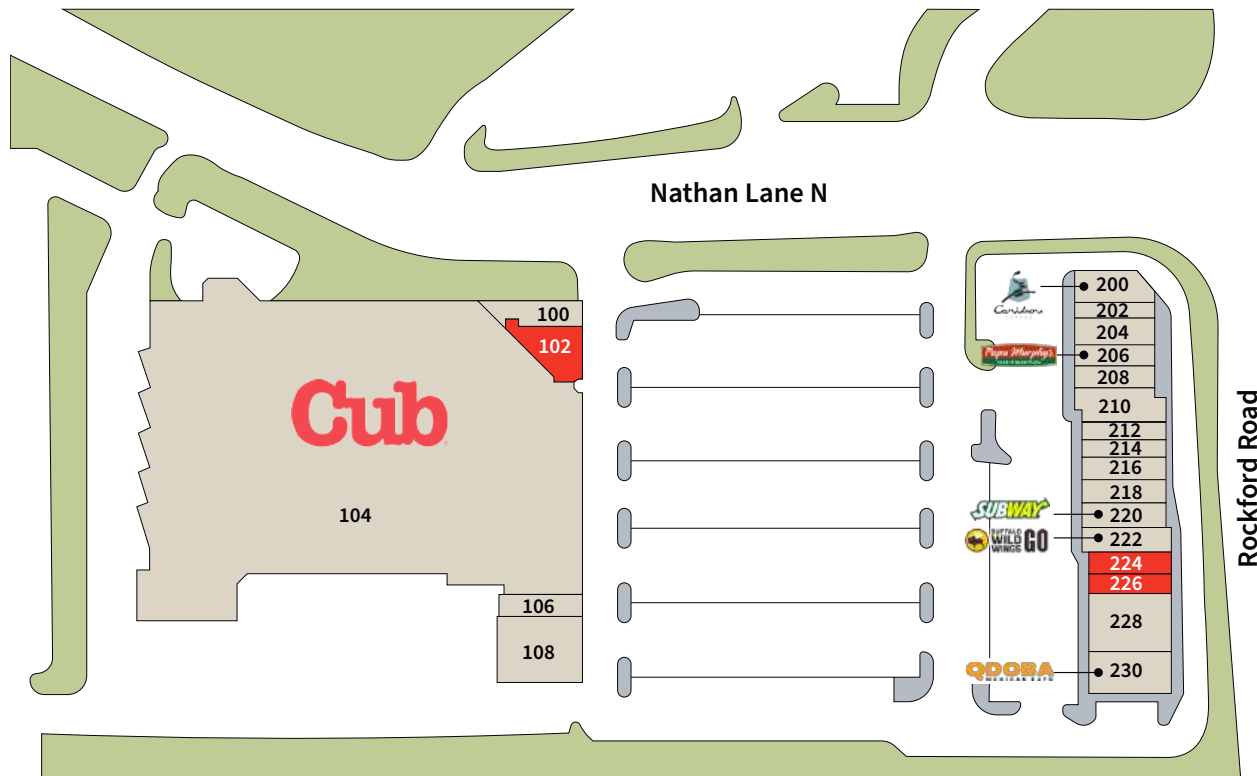
## Anchor tenants



## Area tenants



# Site plan



Suite	Tenant	SF
100	Cellular Sales	954 SF
<b>102</b>	<b>Leased but Available</b>	<b>2,663 SF</b>
104	Cub Foods	89,219 SF
106 & 108	Cub Liquor	5,585 SF
200	Caribou	1,856 SF
202	Perfection Hairstyling	1,092 SF
204	Bank of America	1,638 SF
206	Papa Murphy's	1,360 SF
208	Lifetime Nails	1,359 SF
210	Movement Studios	2,105 SF
212	Any Lab Test Now	1,233 SF
214	#1 Chinese	1,030 SF
216 & 218	Bach to Rock	3,010 SF
220	Subway	1,663 SF
222	Buffalo Wild Wings Go	1,481 SF
<b>224</b>	<b>Available</b>	<b>1,389 SF</b>
<b>226</b>	<b>Available</b>	<b>789 SF</b>
228	Kyu Ramen	3,790 SF
230	Qdoba	2,997 SF





## Contact

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