

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 224*	1,389 SF	3D Tour
Suite 226*	789 SF	3D Tour

**can combine for 2,178 SF*

Traffic count

Rockford Road	24,800 VPD
Nathan Lane N	7,700 VPD

- > **CAM:** \$3.12
- > **RE Tax:** \$4.41
- > **INS:** \$0.94
- > **TOTAL:** \$8.47

Demographics

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



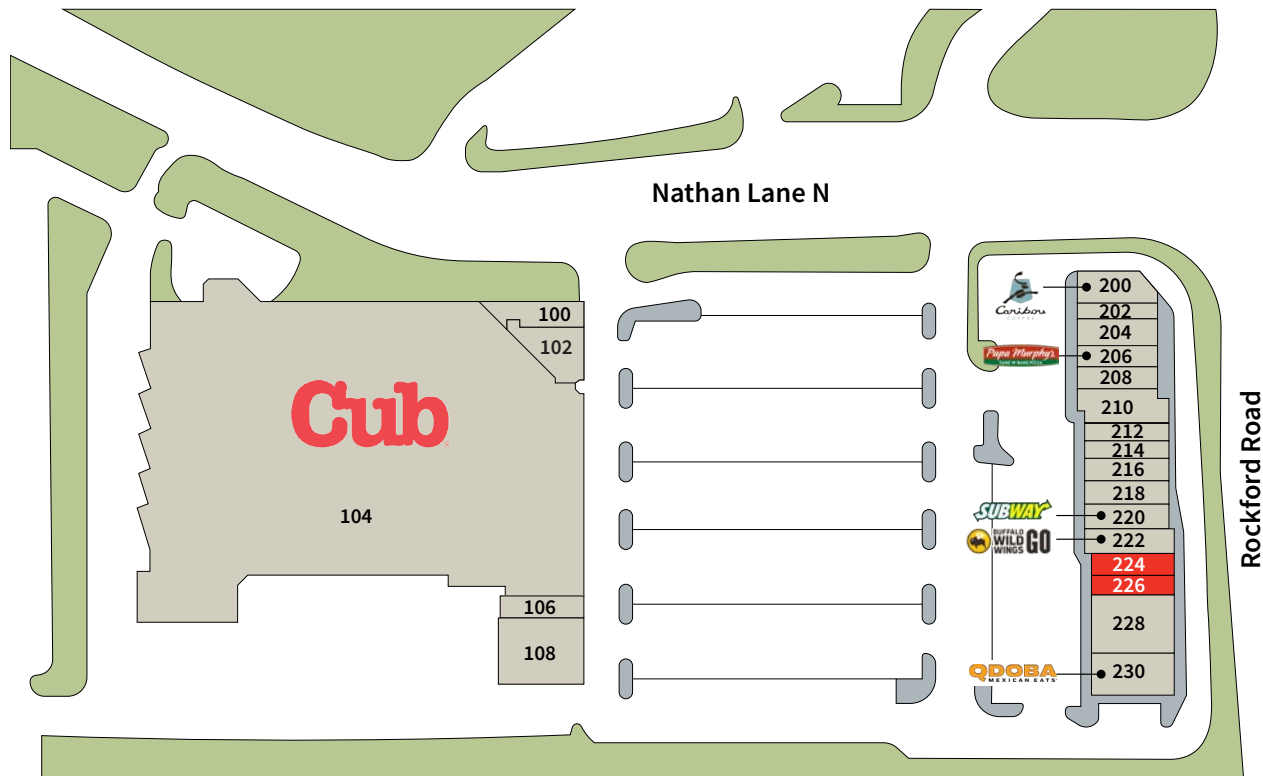
Anchor tenants



Area tenants



Site plan



Suite	Tenant	SF
100	Cellular Sales	954 SF
102	Decompression Massage	2,663 SF
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
224	Available	1,389 SF
226	Available	789 SF
228	Kyu Ramen	3,790 SF
230	Qdoba	2,997 SF





45th Ave N

Cub
FOODS

Nathan Lane N

Rockford Road

QDOBA
RESTAURANTS

Available
1,389 SF
789 SF

SUBWAY
WINN-DIXIE

B2

BANK OF AMERICA

Caribou
COFFEE



Contact

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