



Retail For Lease

8829 Jefferson HWY, Osseo

Mike Wiley
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www.wileyproperties.com
315 1st Avenue NE, Osseo, MN 55369

Lease offering only. Details are approximate, subject to change without notice and should be independently verified.



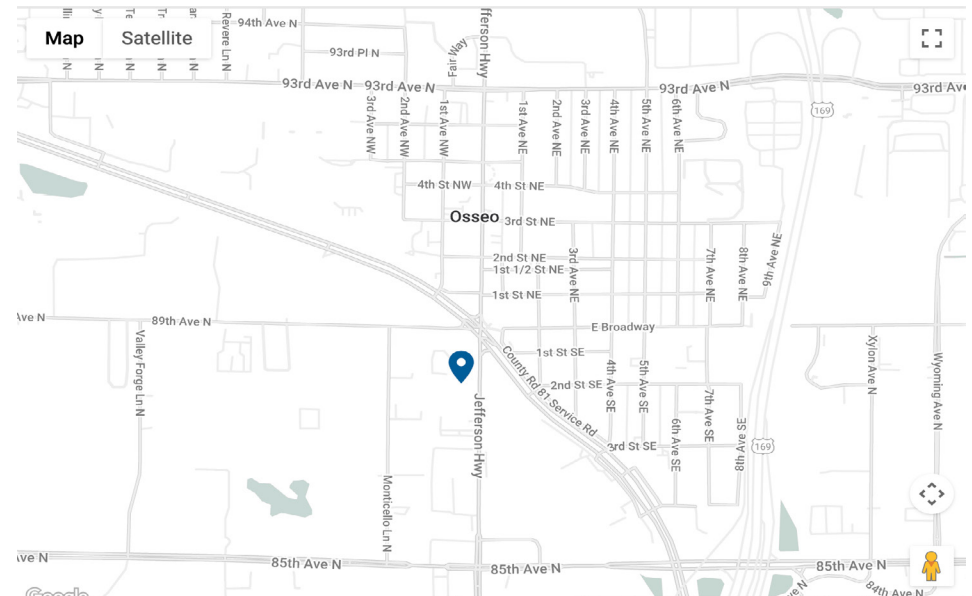
Property Profile

Property Size	4,549.40 SF
Year Built	1977
Zoning	M
Primary Use	Retail
Lease Rate	Negotiable
Date Available	Now
Annual Taxes	\$5.32 /SF
Lease Type	Triple Net
NNN Expenses	\$3.35 /SF

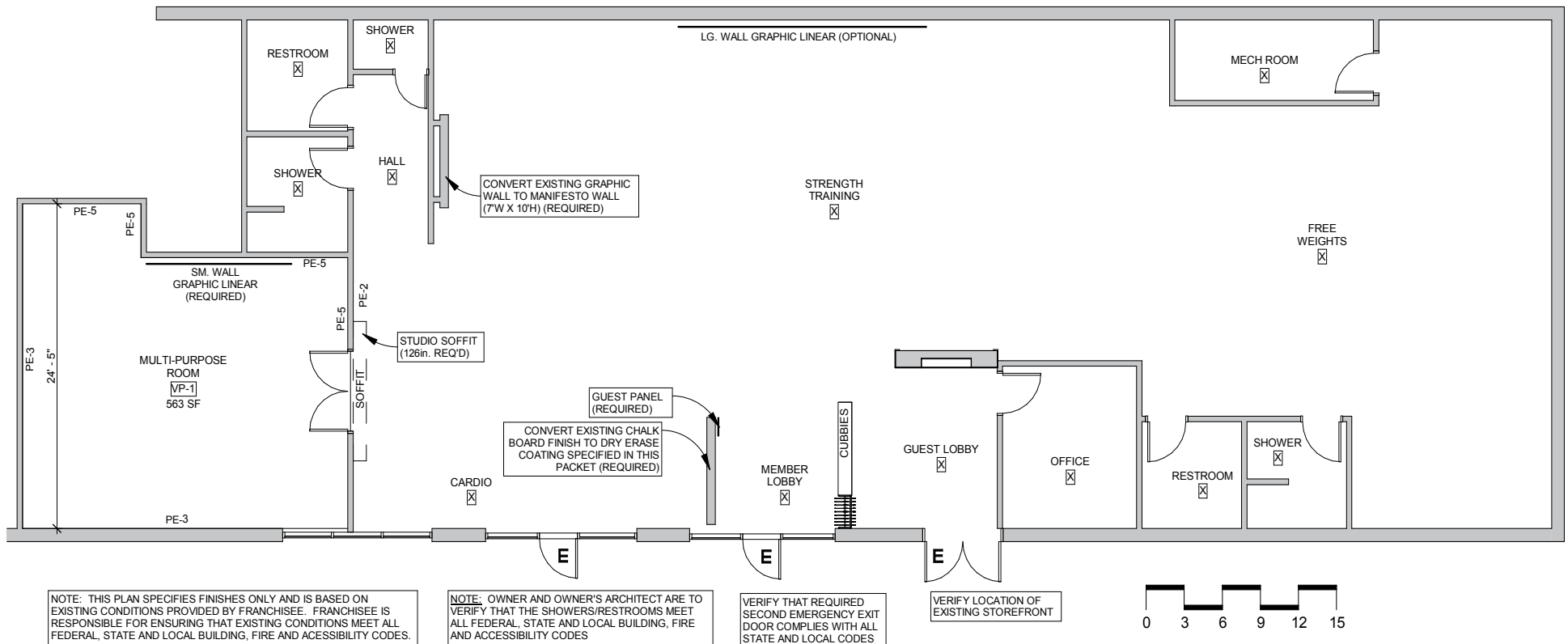
- » Open space floor plan with a private office
- » Ample natural sunlight and high ceilings
- » Two private bathrooms & Two private shower rooms
- » Two storage closets
- » Off-Street parking
- » Space may be divided to fit needs of smaller tenants

“Will not lease to businesses engaged in the cultivation, sale, distribution, or promotion of marijuana, cannabis, or related products.”

Prime retail space now available for lease in Osseo, located on the corner of Jefferson HWY and CR 81. Offering excellent visibility and accessibility for your business! This space is perfect for a variety of retail, office, and medical use, or fitness studios such as pilates or yoga. Traditional fitness center use, restricted due to non-compete.



Floor Plan



Photos



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Demographics



Population 38,379



Median Age 40



Median Household Income \$112,541



Average Worker Earnings \$64,532



97%
High School Graduate



33%
Bachelor's Degree

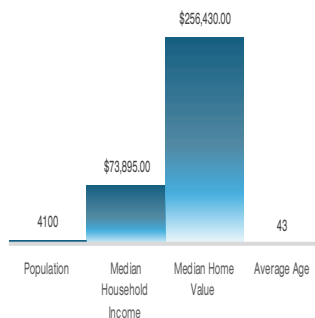


14%
Graduate/Professional Degree

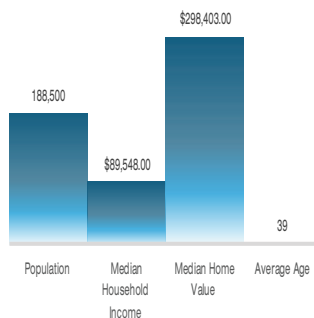


Total Businesses: ~1,587
Total Employees: ~28,724

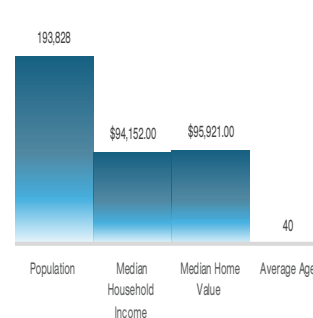
1 MILE RADIUS



5 MILE RADIUS



10 MILE RADIUS



White Collar

82.41%



Blue Collar

17.59%



Self Employed

5.07%

3.2%

Unemployment Rate



Major Transportation Routes:

- » Jefferson Highway
- » U.S. Highway 169
- » Bottineau Boulevard (County Road 81)
- » Close Proximity to I-94 and MN-610

* All demographic data provided herein is approximate and intended for purposes only, accuracy is not guaranteed, and figures are subject to change. Prospective tenants are encouraged to conduct their own independent research and due diligence.

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