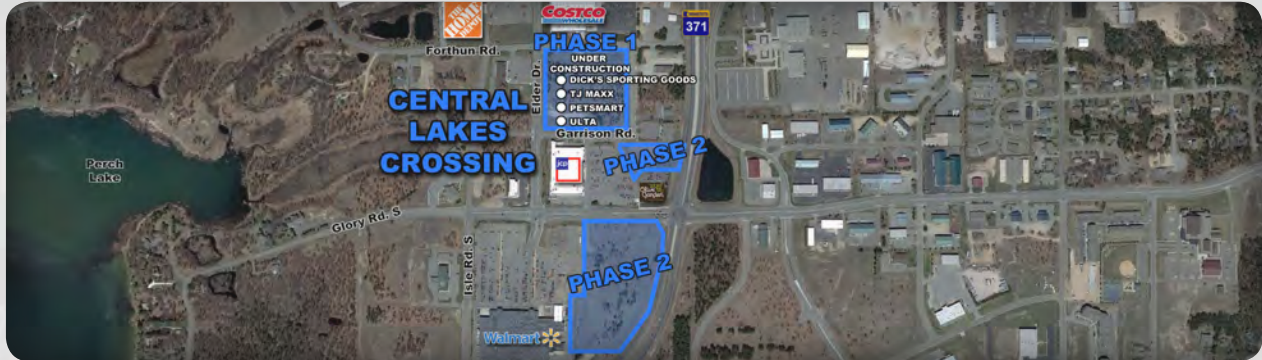


CENTRAL LAKES CROSSING

Highway 371 & Glory Road South | Baxter, MN 56425



SALE/LEASE/BTS OPPORTUNITY

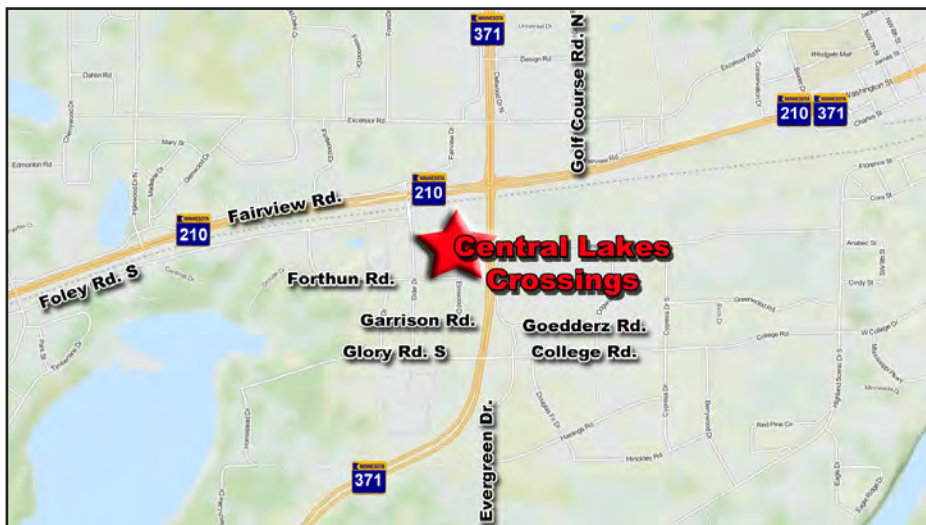
HJ Development is currently marketing Phase 2 of Central Lakes Crossing located in Baxter, MN. The development offers a variety of sale, lease or build-to-suit opportunities. 90,000 sf of Junior Box space is currently under construction with room to add up to 50,000 sf adjacent to Walmart. In addition, up to 28,000 sf of multi-tenant shop space is available in Phase 2. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	1,852	17,039	26,911
Daytime Population:	5,309	19,573	23,087
Households:	858	7,121	10,898
Average HH Income:	\$84,410	\$62,403	\$61,974

CURRENTLY AVAILABLE

- Up to 28,000 sf Small Shop Space Available in Phase 2
- Up to 50,000 sf Junior Box Space Available in Phase 2
- Minimum Lot Size is 1-Acre
- Pricing Available Upon Request
- Permitted Uses Include: Retail, Office & Medical Office
- Growing Retail Area
- Convenient Highway Access
- Dick's Sporting Goods, TJ Maxx, PetSmart & ULTA Under Construction
- Adjacent to Home Depot, Costco JC Penney and Walmart Superstore

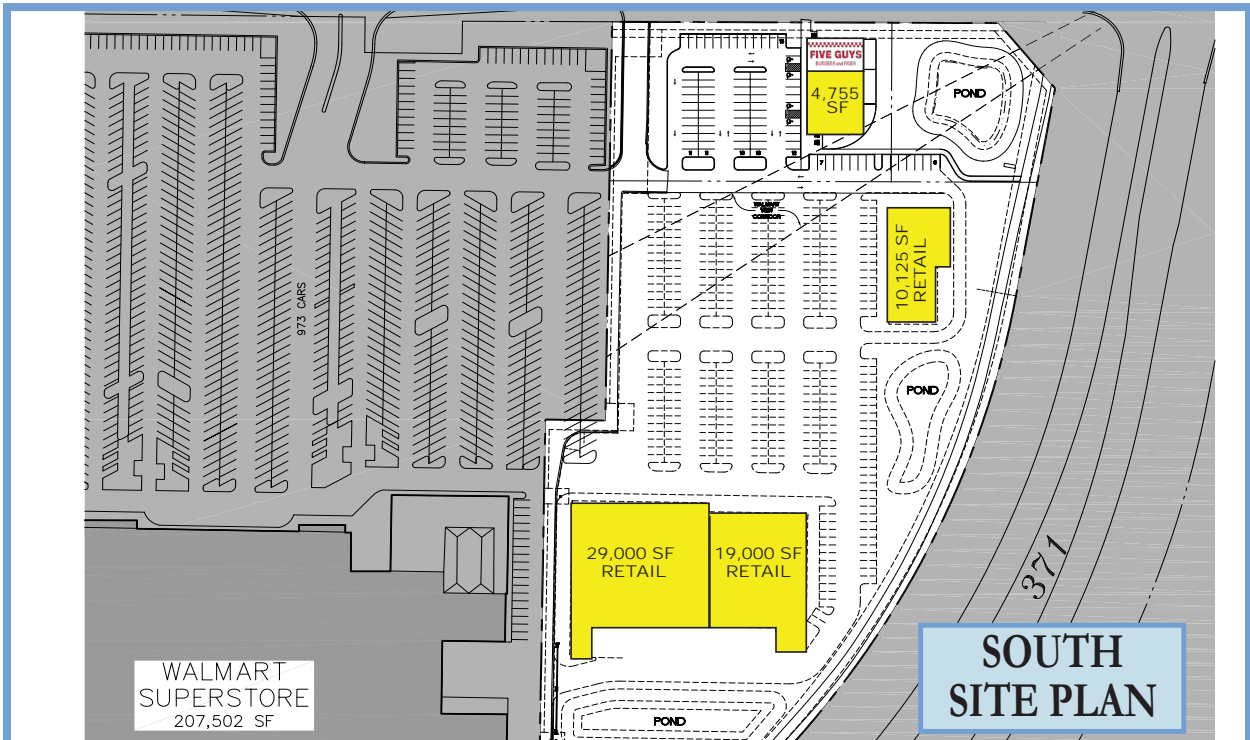


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MASTER SITE PLAN



SOUTH SITE PLAN