

**FOR LEASE**



## VICTOR PLACE

4638 VICTOR PATH NORTH, HUGO, MN 55038



**EXCEPTIONAL MEDICAL, OFFICE OR SERVICE**

**ERSI**

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

OFFICE: 651-482-1871

# VICTOR PLACE

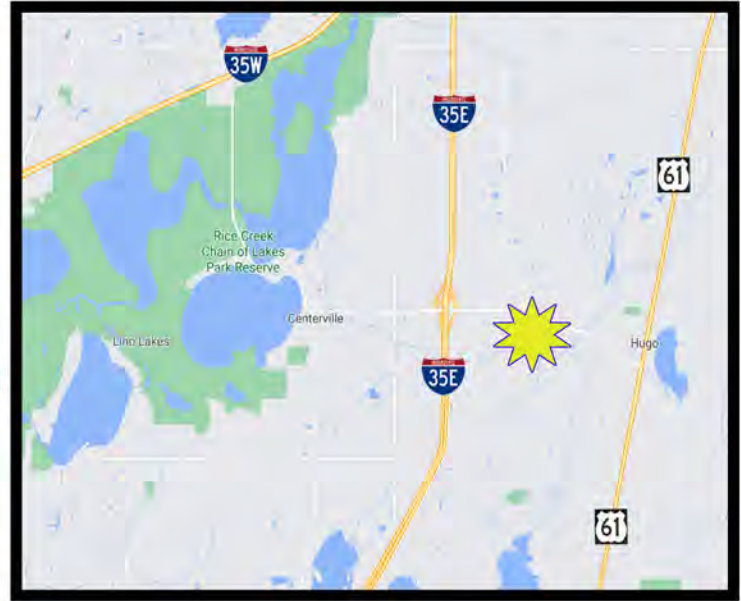
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JOIN THIS RAPIDLY GROWING COMMUNITY

## PROPERTY HIGHLIGHTS

**LEASE RATES: NEGOTIABLE**

- ▶ 2,577 SF AVAILABLE (DIVISIBLE)
- ▶ TREMENDOUS GLASS LINES
- ▶ HIGHLY VISIBLE FROM HWY 8 (FRENCHMAN RD)
- ▶ EXCELLENT ACCESS TO 35E
- ▶ PERFECT FOR MEDICAL, OFFICE, OR SERVICE
- ▶ AREA AMENITIES INCLUDE: FESTIVAL, DUNN BROTHERS, MCDONALDS, KWIK TRIP, DQ, AND MANY MORE...



## TRAFFIC COUNTS:

FRENCHMAN ROAD	16,600 VPD
MAIN STREET...I-35	22,700 VPD



## DEMOGRAPHICS:

POPULATION	41,942
MEDIAN HH INCOME	\$95,911
MEDIAN DISPOSABLE INCOME	\$74,984



## AREA TENANTS



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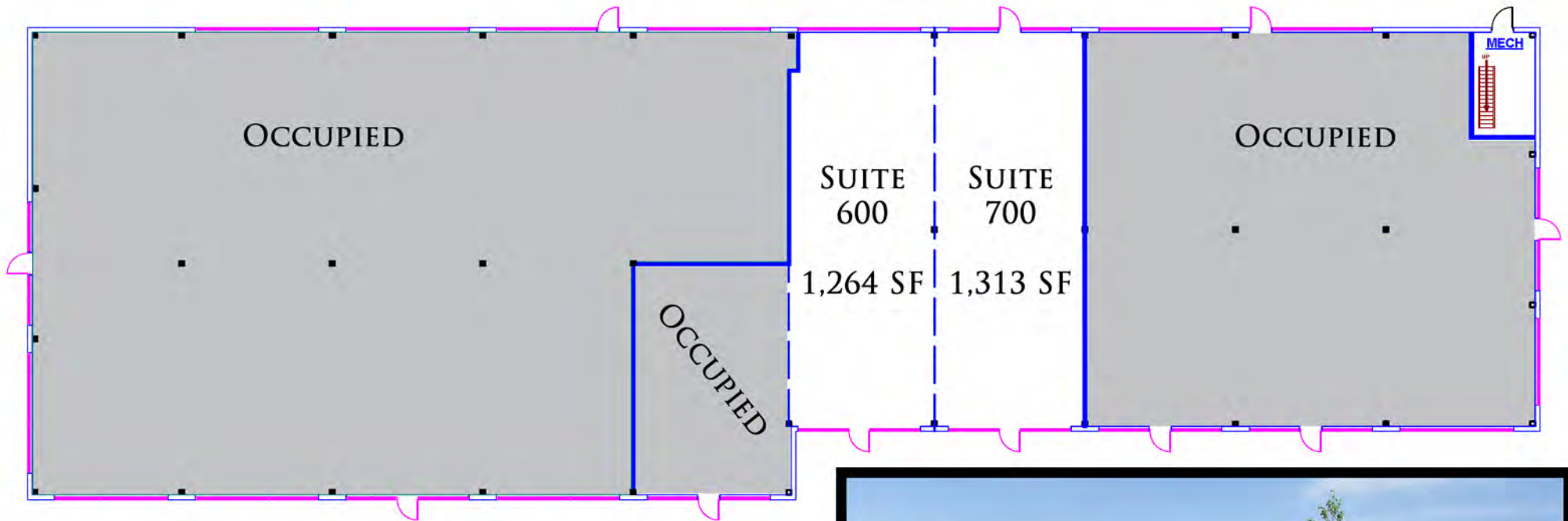
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