

OFFICE FOR LEASE

4638 VICTOR PATH NORTH, HUGO, MN 55038
1,264 - 2,577 SF

ERSI

ESSENCE REAL ESTATE
SERVICES, INC.



CONTACT:

WWW.ESSENCEREALSTATE.COM

JEFF NORDNESS

jeff@essencerealestate.com

651-341-5044

OFFICE FOR LEASE

4638 VICTOR PATH NORTH, HUGO, MN 55038
1,264 SF - 2,577 SF

ERSI

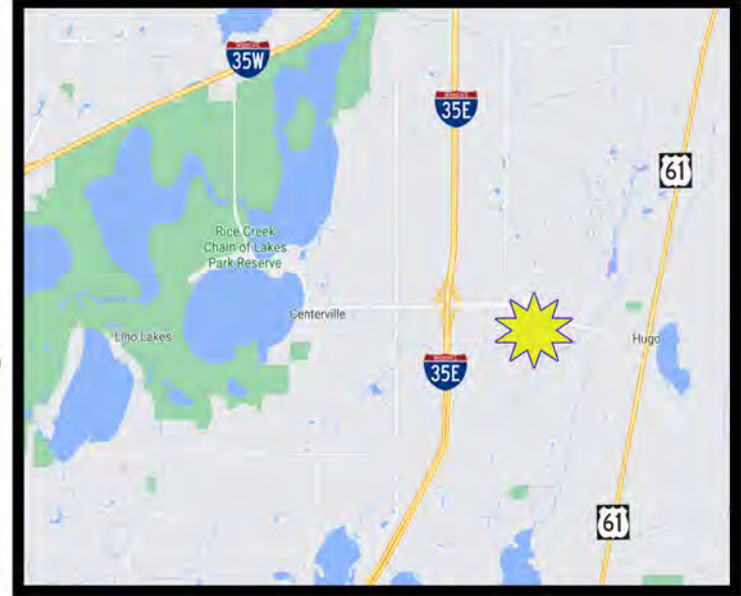
ESSENCE REAL ESTATE
SERVICES, INC.

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



CONTACT:

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS

jeff@essencerealestate.com

651-341-5044

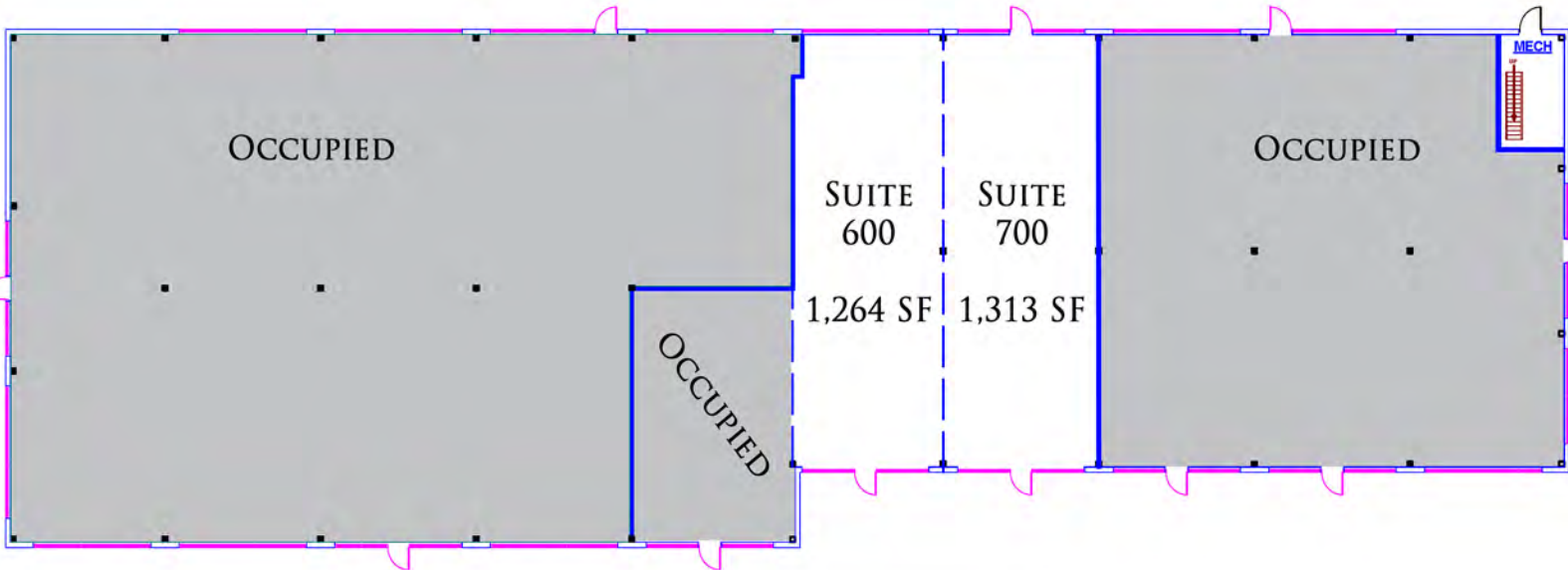
OFFICE FOR LEASE

4638 VICTOR PATH NORTH, HUGO, MN 55038

1,264 SF - 2,577 SF

ERSI

ESSENCE REAL ESTATE
SERVICES, INC.



CONTACT:

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS

jeff@essencerealestate.com

651-341-5044