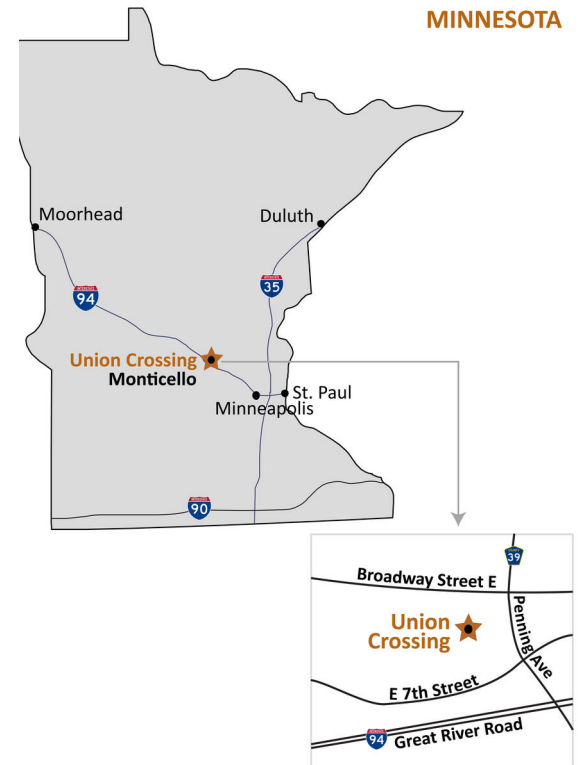


Monticello, MN 55362

1417 East 7th Street

Union Crossings

RIVERCREST
REALTY
INVESTORS



- **Anchor:** Target, Home Depot
- **Key Tenants:** PetSmart, Marshalls, Five Below, Famous Footwear, Panera, Verizon Wireless
- **GLA:** 29,805
- **Year Built:** 2007
- **Parking Ratio:** 6.0/1,000 SF
- **Average Daily Traffic:** 59,550 VPD - I-94
12,000 VPD - Fenning Ave

Distance	7 Min	9 Min	13 Min
Population	11,654	18,530	47,686
Average Household Income	\$85,617	\$100,962	\$121,558

Leasing contact: Brian Ernenwein · (919) 926-3099 · bernenwein@rivercrestrealty.com

www.rivercrestrealty.com

Monticello, MN 55362

1417 East 7th Street



Union Crossings

Tenants

A	Famous Footwear	4,700 SF
1417	Five Below	9,500 SF
1523	Caribou Coffee	1,837 SF
1531	Verizon Wireless	3,085 SF
1539	Polaris Chiropractor	1,837 SF
1543	Fantastic Sams	2,071 SF
1559	Firehouse Subs	1,247 SF
1563	Little Caesar's	1,236 SF
1567	Available	1,237 SF
1571	E 7th Tobacco	1,223 SF
1579	PS Nails	1,832 SF



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