



# FOR SALE / LEASE

LAND / SALE  
OR BTS LEASEBACK

1.16 ACRES AVAILABLE



**HIGH VISIBILITY**  
Exposure to 87th St &  
County Rd NE



**EASY ACCESS**  
Full access with  
signalized intersection



**STRONG CO-TENANCY**  
Join Super Target &  
national retailers



**PAD SITE OPPORTUNITY**  
Ideal for retail, restaurant  
or service



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XXXX 87<sup>TH</sup> STREET NE  
OTSEGO, MN 55330

**LIST PRICE: NEGOTIABLE**  
**CONTACT BROKER**

All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

# PROPERTY OVERVIEW

Property: Target Outlot Development Site

Location: Otsego, MN

Parcel ID: 118-239-001040

2026 Taxes - \$6,742.00

Site Size: 1.16 Acres (±50,530 SF)

Offering: For Sale or Build-to-Suit (Leaseback)

Zoning: Planned Unit Development (PUD)

This is a rare opportunity to acquire a prime retail outlot shadow-anchored by Target in one of the fastest-growing trade areas northwest of the Twin Cities. The site benefits from strong co-tenancy, excellent access, and a high-income, family-driven demographic base.

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**(Call Broker)**



**ARROW REAL ESTATE CORP.**  
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# HIGHLIGHTS

## LOCATION OVERVIEW:

### Otsego, Minnesota

- Located in Wright County, Otsego is one of the fastest-growing communities in the northwest Twin Cities metro.
- Key Drivers
- Proximity to Twin Cities
- Strong school systems
- Rapid housing growth
- Increasing retail demand

## TRAFFIC COUNTS & ACCESS:

- Located near the intersection of Highway 101 and County Road 39 (87th Street NE)
- Strong regional connectivity to Elk River, Rogers, and northwest metro
- High daily traffic volumes supported by:
  - Commuter traffic (2026 - 57,281 VPD) \* Mndot

## DEMOGRAPHICS (5 Mile Radius):

- Population: ~59,000
- Households: ~21,000+
- Median Household Income: ~\$115,000+



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# DEVELOPMENT OPPORTUNITY

## Major Area Retailers:

- Target (anchor)
- Michaels, ALDI, Starbucks
- Additional national and regional tenants

## Retail Synergy:

The subject property benefits from:

- Established customer base Cross-shopping traffic
- Strong anchor-driven visitation

## Single-Tenant Users:

- Fast Food
- QSR (Chick-fil-A, Chipotle, etc.)
- Bank / Credit Union
- Medical / Urgent Care

## Multi-Tenant Retail:

- 6,000 – 10,000 SF strip center
- Service retail mix

## Build-to-Suit:

- Arrow Companies can provide:
- Site planning
- Development
- Construction (GC services)
- Leasing & property management



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OTSEGO, MN

# CITY INFO

- Otsego is a rapidly growing suburb in Wright County, located approximately 30–35 miles northwest of Minneapolis along the Interstate 94 corridor.
- The city is positioned near the confluence of the Mississippi and Crow Rivers.
- Otsego benefits from strong regional accessibility via I-94 and Highway 101.
- Its location makes it attractive for commuters traveling to nearby employment hubs such as Maple Grove and Rogers.
- The population is approaching the mid-20,000s, with significant growth since 2020.
- Otsego is one of the faster-growing communities in the northwest metro area.
- The city has a young, family-oriented demographic profile.
- Median household incomes exceed \$110,000.
- Otsego has experienced strong new residential development activity.
- Historically considered a bedroom community, the city is now seeing increased commercial and retail expansion.
- Commercial growth is especially concentrated along major transportation corridors.
- From a commercial real estate perspective, Otsego presents an emerging opportunity market.
- Key drivers include population growth, higher household incomes, and continued housing development.
- The market is particularly attractive for service-oriented retail, medical users, and restaurants.
- Otsego remains somewhat under-retailed relative to its growing residential base.



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