

# Development Pad

Shoreview, MN



## For Sale – Prime Development Opportunity

Shoreview is a vibrant, suburban community located just ten miles north of both St. Paul and Minneapolis. With the adjacent 83 room hotel and over 100,000 cars per day, this development site offers a great opportunity for a sit-down restaurant. Major employers include: Deluxe Corp, Medtronic Inc (Fortune 500 Company), Super Target, Land O'Lakes, EMPI, TSI Inc, Rainbow Foods.

- Strong restaurant pad, adjacent to Country Inn & Suites
- Freeway visibility from I-35 and 85th Avenue (Cty. Rd. J) ·
- Less than a mile from Medtronic's World Headquarters ·
- Land 1.17 acres/50,965 SF
- Freeway corridor - frontage (85,000 · VPD)
- Price Negotiable

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# Area Demographics

Shoreview, MN

## PROPERTY INFORMATION

Location	Shoreview I35W/County Rd J
County	Ramsey
Lot Size Lot	1.17 Acres – 50,965 sf
Zoning	C-2 General Commercial
Sale Price	Negotiable

## SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,908	46,781	140,319
Households	2606	17,840	53,056
Avg. HH Income	\$70,580	\$78,174	\$81,914
Median HH Income	\$60,329	\$65,171	\$66,625

## TRAFFIC COUNTS

	VPD
County Rd J	14,600
I35W	85,000
Rice Creek Parkway	3,900

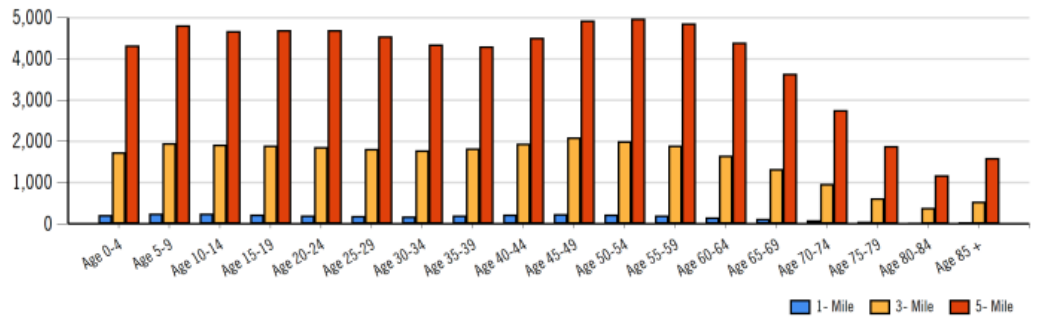
## Education

	1 Mile	3 Miles	5 Mile
Pop > 25	1,969	19,055	48,349
High School Grad	642	6,039	14,041
Some College	538	4,685	12,174
Associates	178	1,617	3,805
Bachelors	307	3,569	9,503
Masters/Prof. Degree/Doctorate	116	1,325	3,950

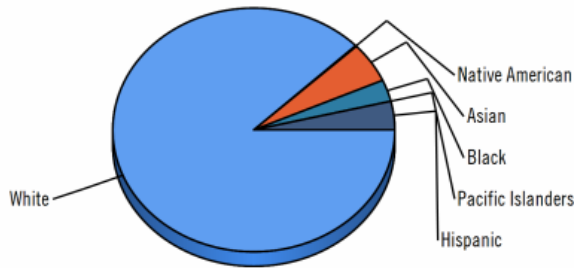
# Demographic Report

Shoreview, MN

## Population by Distance and Age (2015)



## Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile

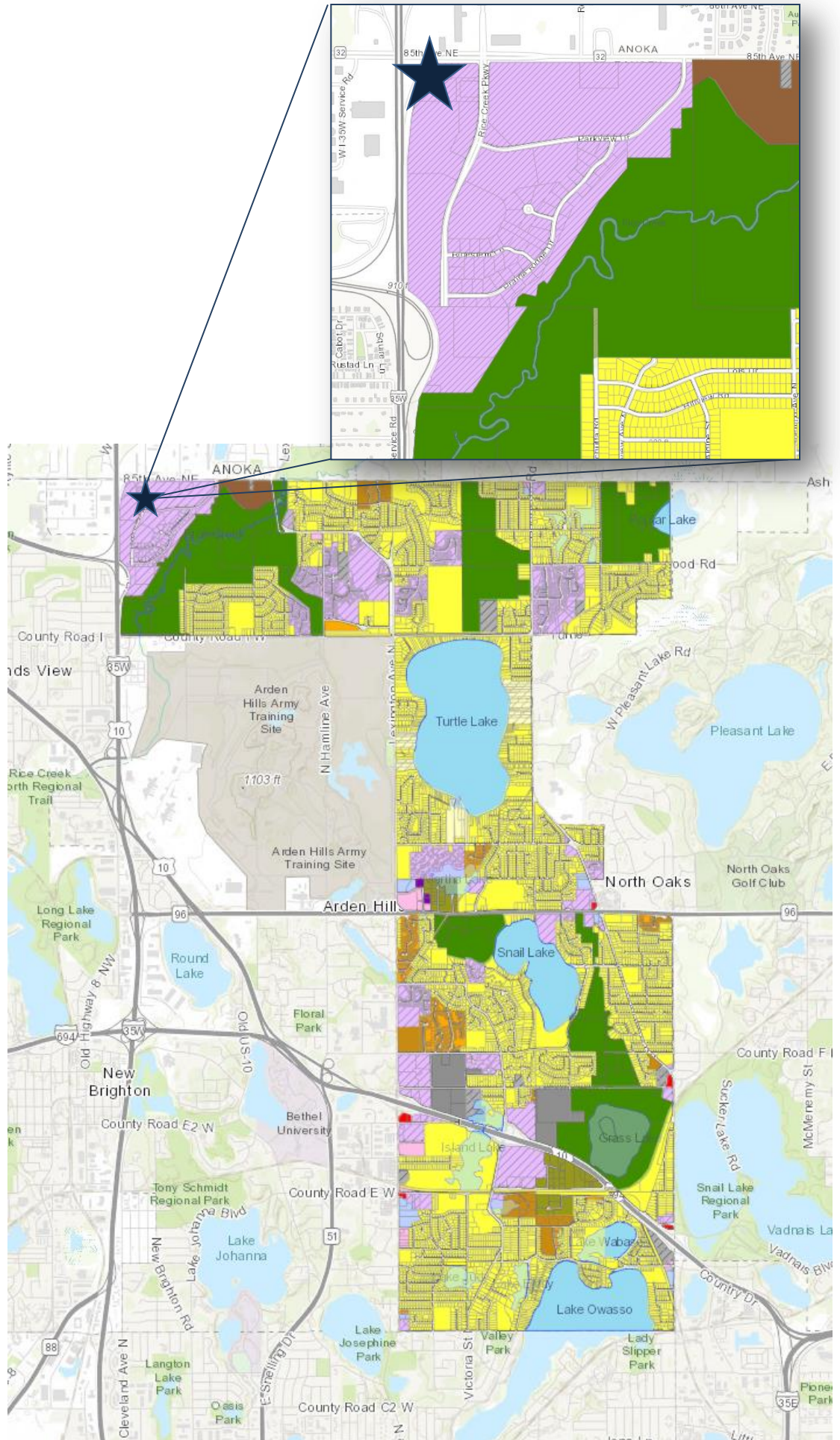


## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,759	38	1.08 %
3-Mile	17,022	445	2.13 %
5-Mile	42,688	779	1.38 %

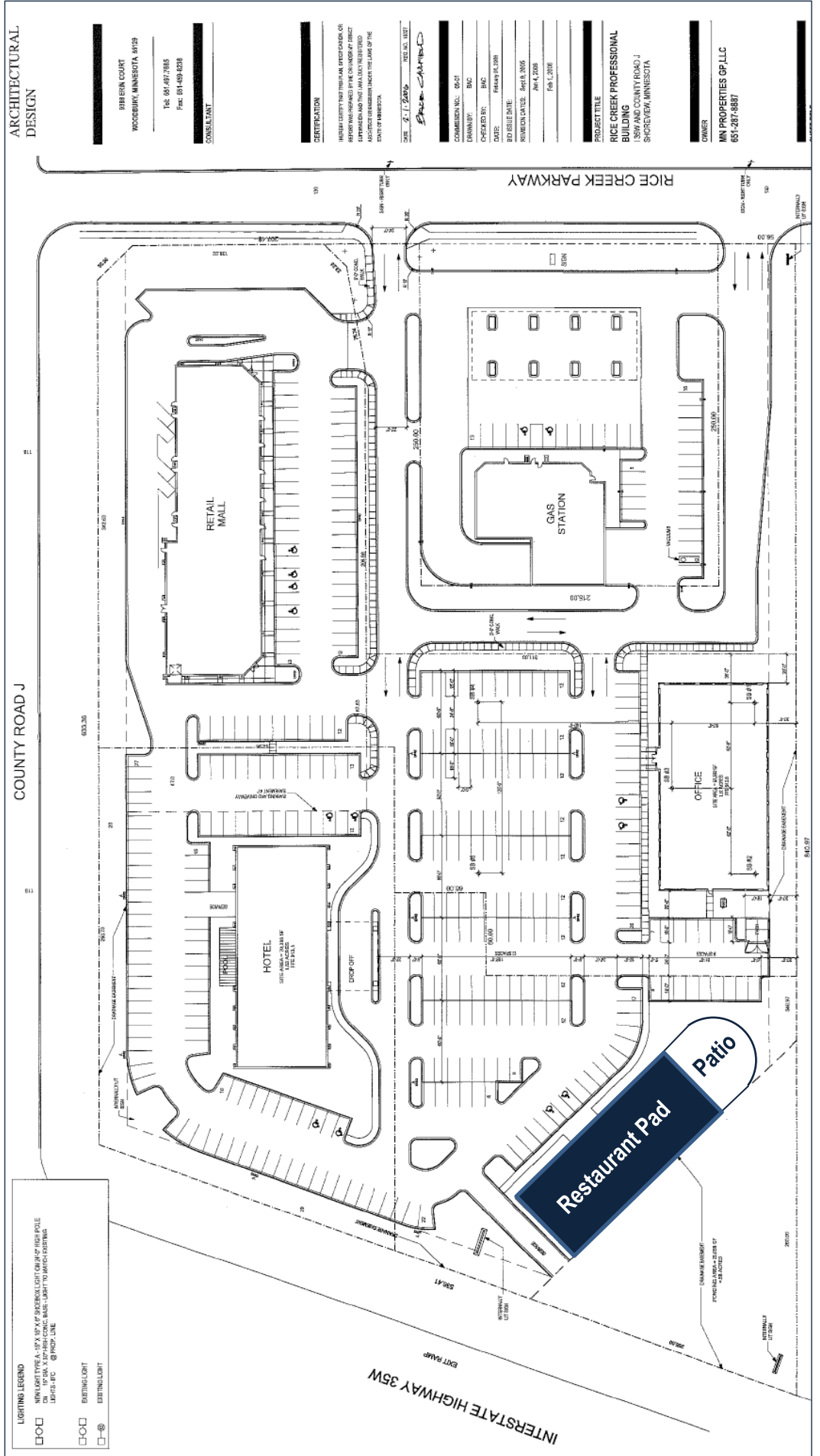
# Property Zoning

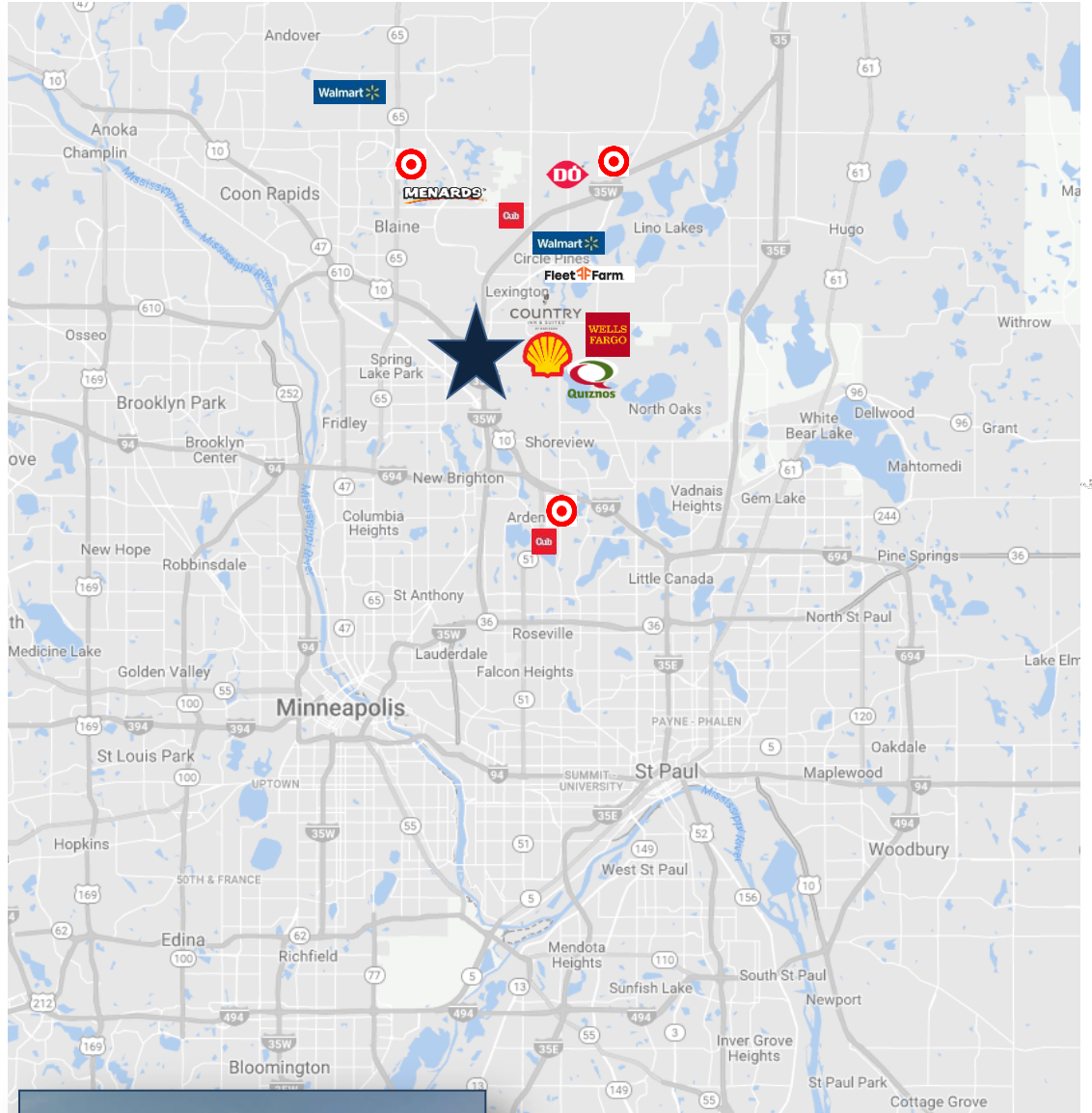
Shoreview, MN



# Survey and Plans

Shoreview, MN



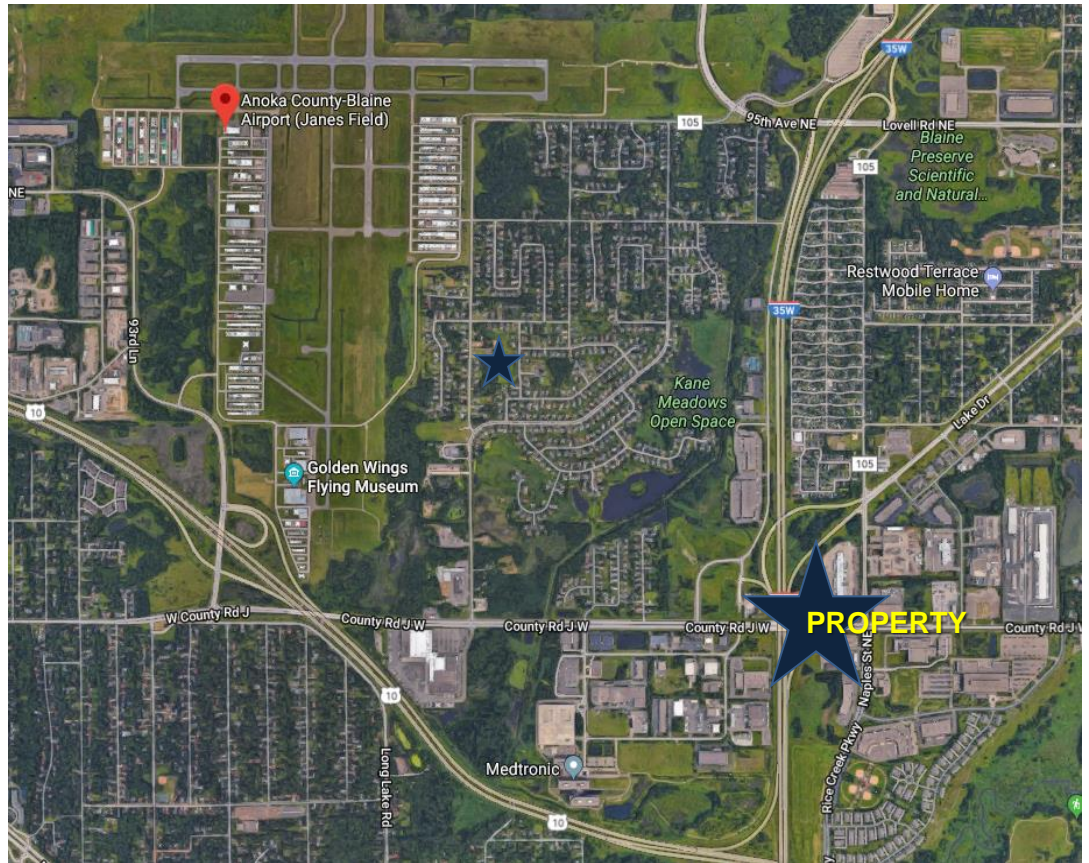


# Area Amenities

Shoreview, MN

# Municipal Airport

Shoreview, MN



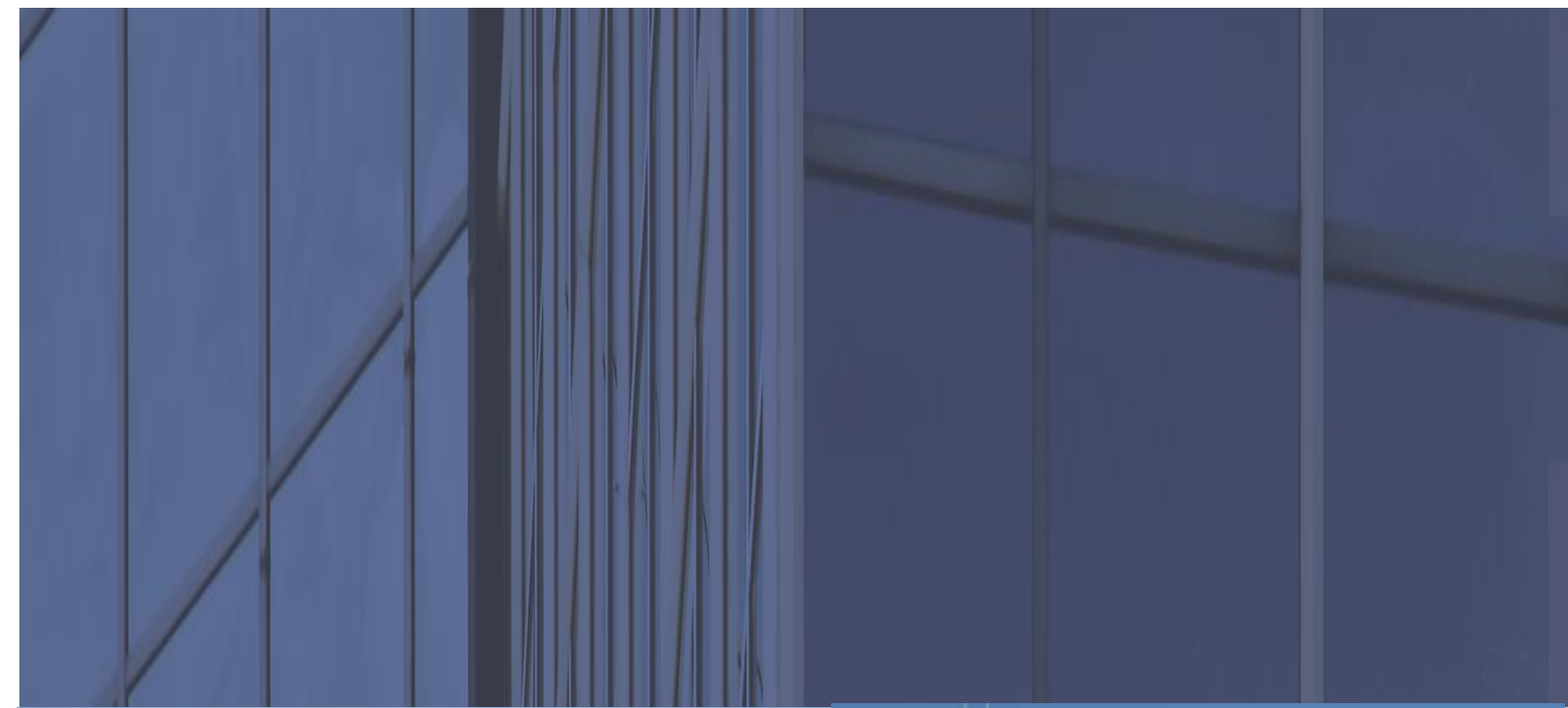
The Anoka Municipal Airport is approximately two (2) miles North of the property. The 1,800-acre airport has multiple fixed base, serving the most diverse aircraft mix in the MAC reliever system. Runway 9-27 is 5,000' x 100', and Runway 18-36 is 4,855' x 100'. A precision approach is available on Runway 27. A non-federal aircraft control tower is operational from 7 a.m. to 9 p.m. in the winter and 7 a.m. to 10 p.m. in the summer.

Anoka County-Blaine Airport supports more than 74,000 takeoffs and landings annually. There are 377 aircraft based at the airport.



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