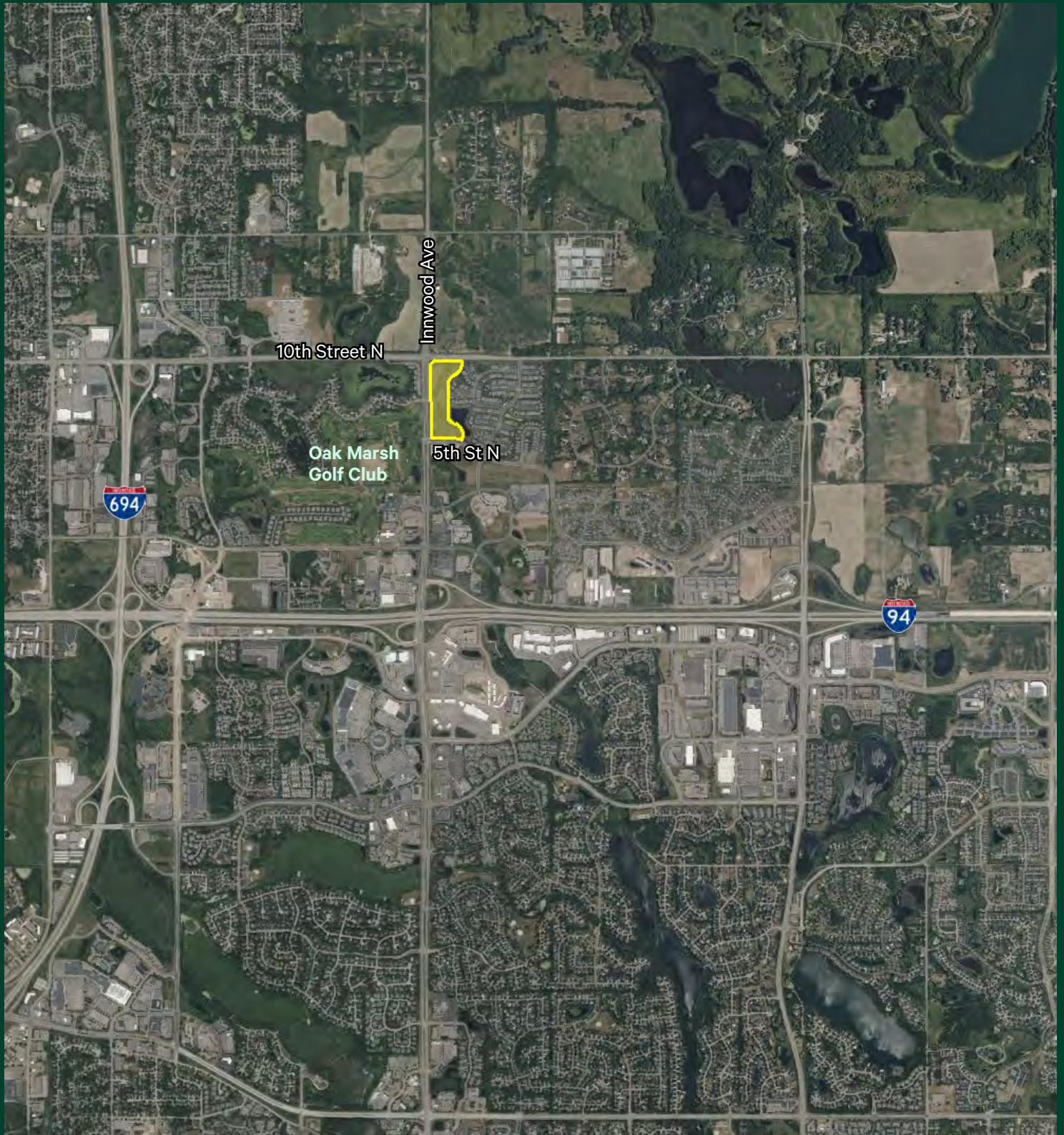


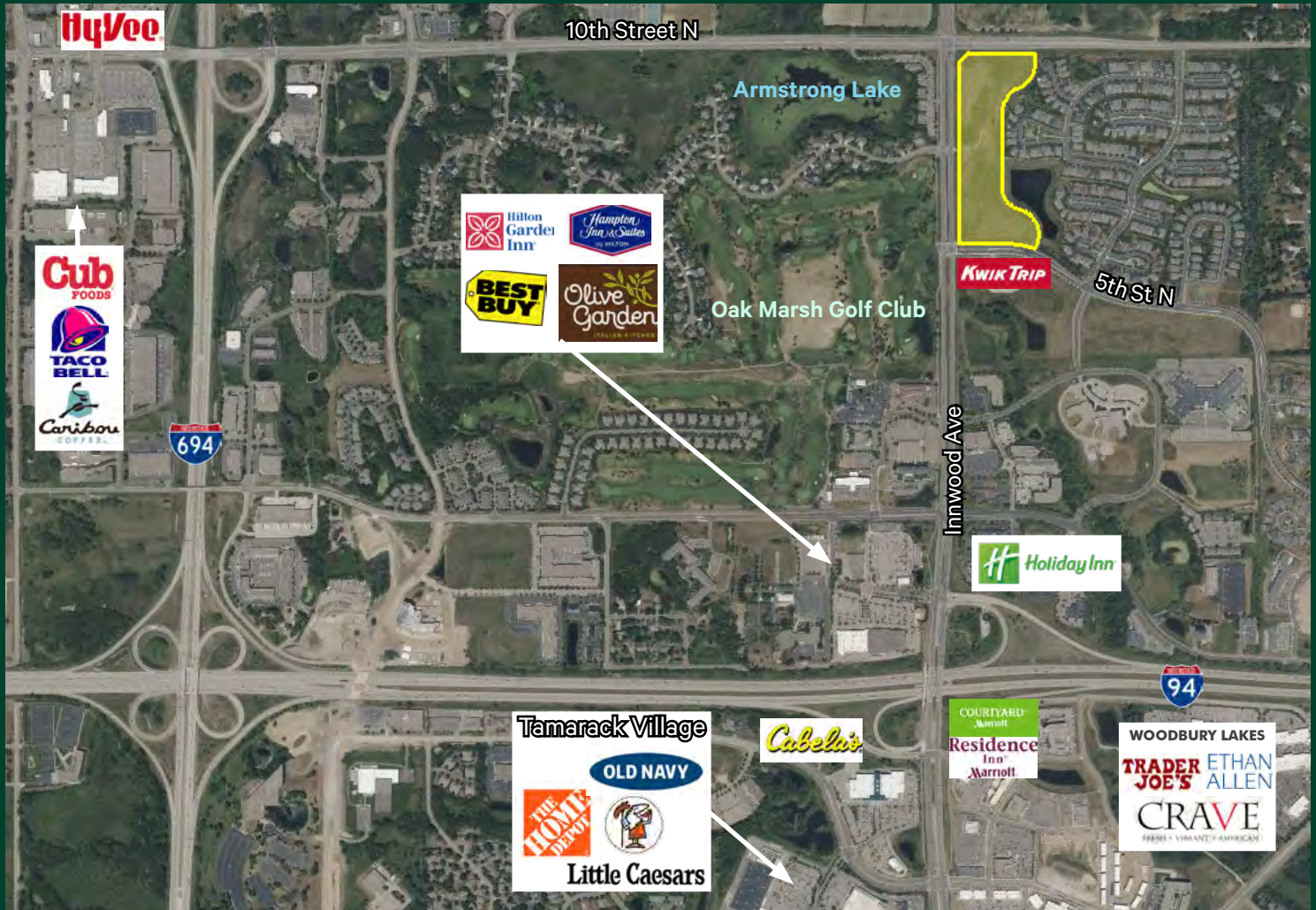
Prime Location for Commercial, Retail, Medical Office  
± 17.35 Acres Divisible

NEQ Inwood Ave N and 5th St N  
Lake Elmo, MN 55042



## Property Access Points

- Frontage onto Inwood Avenue and 5th Street
- Immediate access to 1-94 via Inwood Avenue and I-694 via 10th Street



## Property Highlights

- Prime location for retail, medical, office, and commercial users
- North St. Paul Maplewood Area School District
- Utilities to property boundaries
- Quick access to shopping, parks, schools
- Zoned as C-Commercial
- Site is divisible

Traffic Counts	
interstate 694	38,495 VPD
Inwood Ave	14,200 VPD
10th St. N	9,829 VPD
I-94	106,095 VPD
5th St	3,838 VPD

PID	Zoning	Future Land Use	Acres	2024 Taxes
33-029-21-12-0006	C-Commercial	C-Commercial	±17.35	\$62,354.00

2023 population  
3 mile radius  
**53,519**

2023 housing units  
3 mile radius  
**21,137**

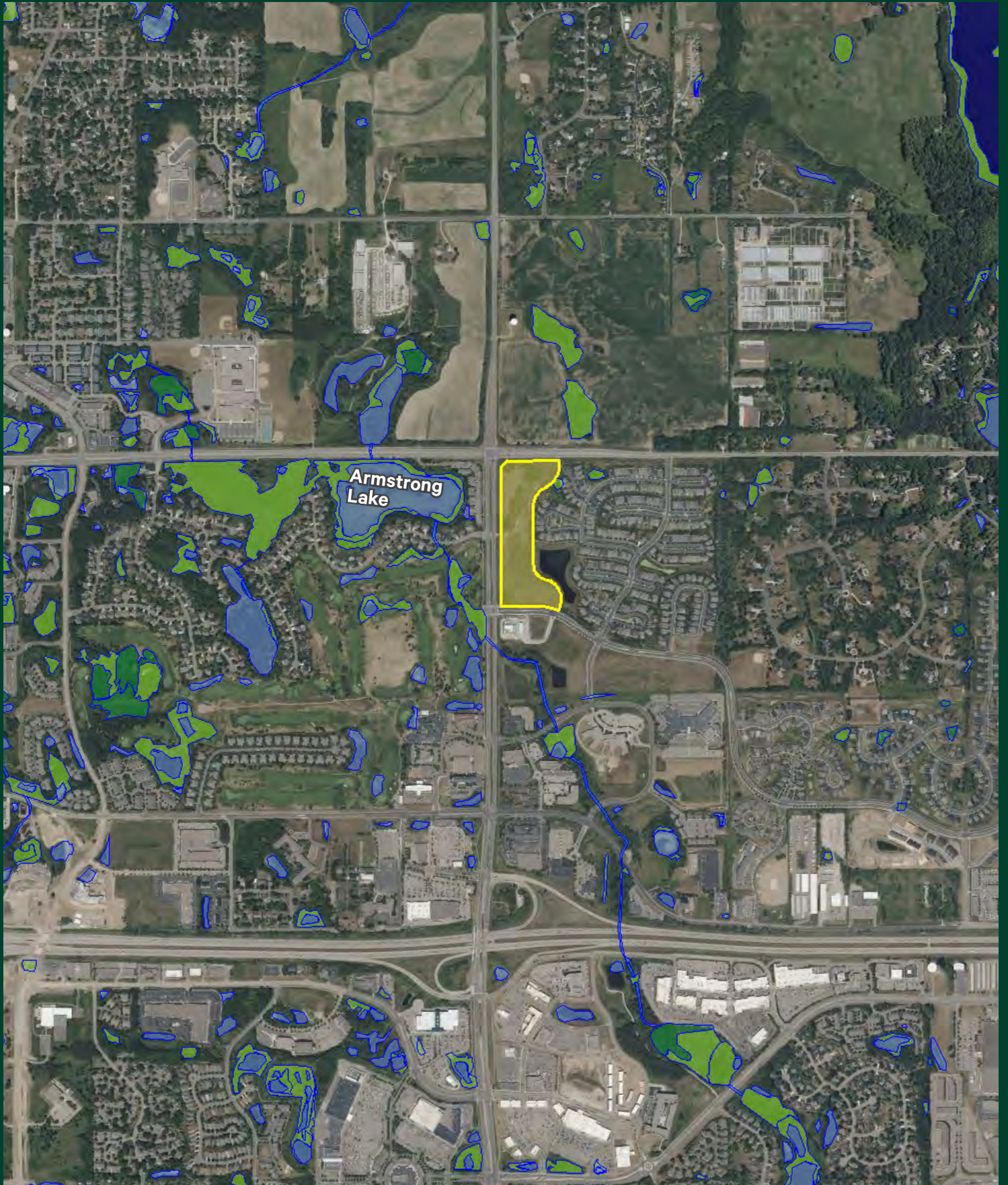
2023 average household income  
3 mile radius  
**\$130,569**

2023 employees  
3 mile radius  
**40,821**

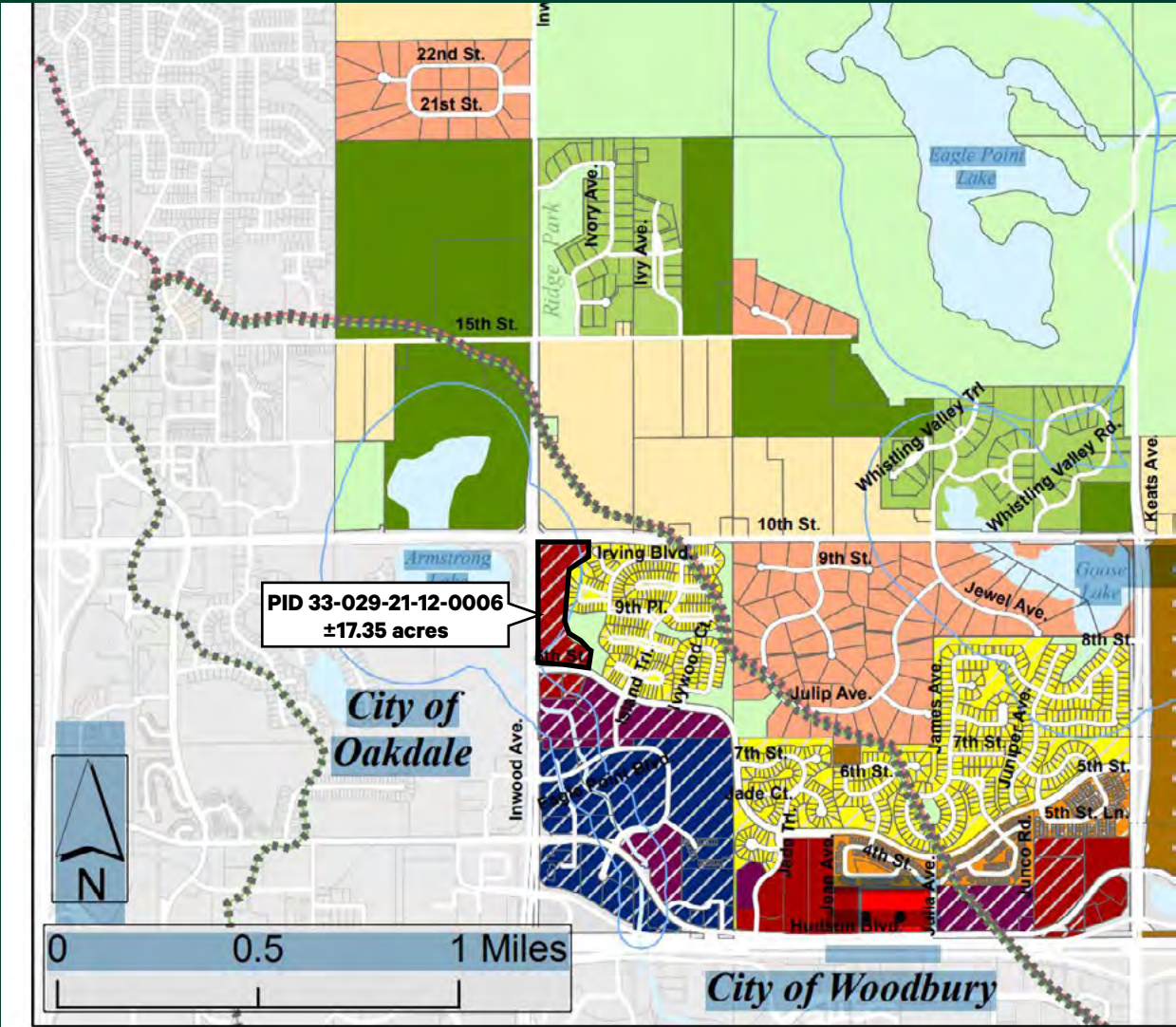
2023 businesses  
3 mile radius  
**3,871**



# Wetlands



# Zoning

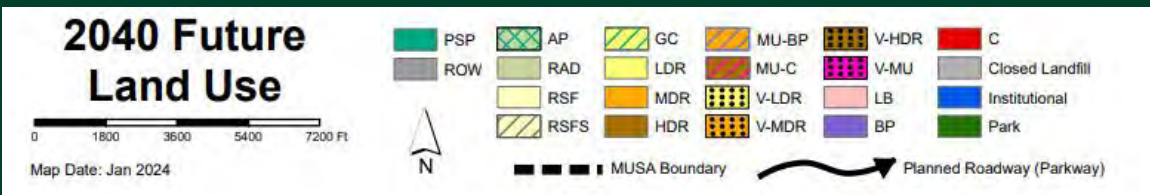
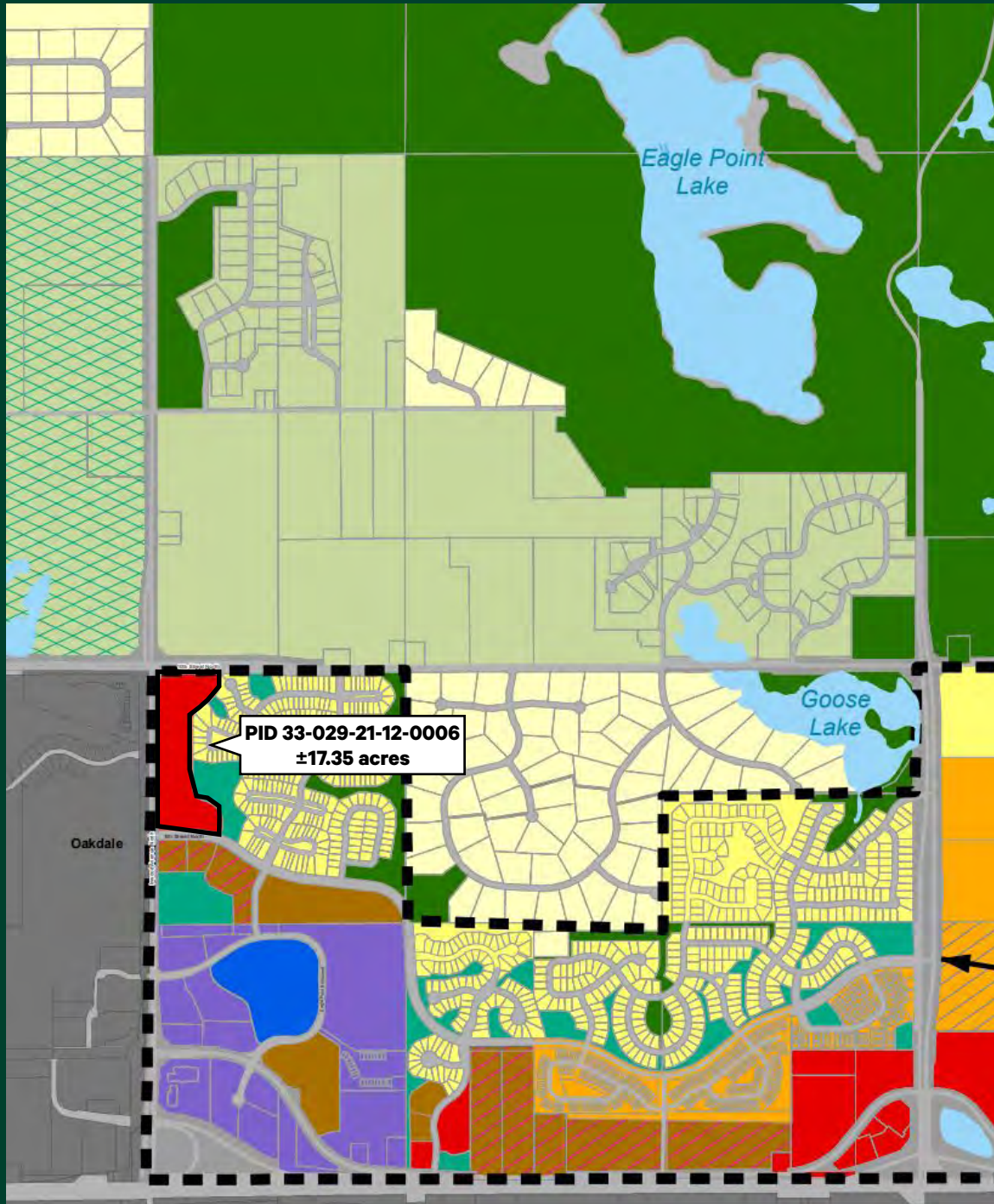


Zoning Districts					
	LDR - Low Density Residential		LC - Limited Commercial		A - Agricultural
	MDR - Medium Density Residential		C - Commercial		PF - Public Facilities
	HDR - High Density Residential		CC - Convenience Commercial		Water Body
	R2 - One & Two-Family Residential		BP - Business Park		Closed Landfill
	RS - Rural Single Family		MU-BP - Mixed-Use Business Park		Browns Creek
	RE - Residential Estate		MU-C - Mixed-Use Commercial		South Washington
	RR - Rural Residential		V-MX - Village Mixed Use		Valley Branch
	RT - Rural Transitional		V-LDR - Village Low Density Residential		Shoreland Overlay District
	OP - Open Space		V-MDR - Village Medium Density Residential		Hatching Represents Planned Unit Developments (PUD)
	GCC - Golf Course Community		V-HDR - Village High Density Residential		

## COMMERCIAL (C)

The commercial land use includes areas that are used for retail business and are primarily located within MUSA boundaries of the City. Small pockets of commercial land can also be found where retail goods and services are located at transportation intersections. This category excludes residential and industrial uses.

# Land Use Guide Plan Map 2040



## COMMERCIAL (C)

The commercial land use includes areas that are used for retail business and are primarily located within MUSA boundaries of the City. Small pockets of commercial land can also be found where retail goods and services are located at transportation intersections. This category excludes residential and industrial uses.

# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	2,895	53,519	171,817
2028 Population - Five Year Projection	3,591	56,814	177,020
2020 Population - Census	2,435	50,700	168,127
2010 Population - Census	1,763	46,490	150,516
2020-2023 Annual Population Growth Rate	5.47%	1.68%	0.67%
2023-2028 Annual Population Growth Rate	4.40%	1.20%	0.60%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	1,389	21,137	63,763
2028 Households - Five Year Projection	1,733	22,649	66,072
2010 Households - Census	796	17,894	56,484
2020 Households - Census	1,165	19,779	61,794
	96.7%	96.2%	96.3%
2020-2023 Compound Annual Household Growth Rate	5.56%	2.06%	0.97%
2023-2028 Annual Household Growth Rate	4.52%	1.39%	0.71%
2023 Average Household Size	2.08	2.51	2.67
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$167,639	\$130,569	\$127,903
2028 Average Household Income	\$180,973	\$146,719	\$144,770
2023 Median Household Income	\$127,666	\$99,485	\$91,759
2028 Median Household Income	\$132,664	\$109,257	\$104,209
2023 Per Capita Income	\$73,998	\$51,707	\$47,393
2028 Per Capita Income	\$81,355	\$58,647	\$53,938
<b>HOUSING UNITS</b>			
<b>2023 Housing Units</b>	<b>1,454</b>	<b>22,104</b>	<b>66,489</b>
2023 Vacant Housing Units	65 4.5%	967 4.4%	2,726 4.1%
2023 Occupied Housing Units	1,389 95.5%	21,137 95.6%	63,763 95.9%
2023 Owner Occupied Housing Units	1,094 75.2%	16,284 73.7%	48,192 72.5%
2023 Renter Occupied Housing Units	295 20.3%	4,853 22.0%	15,571 23.4%
<b>EDUCATION</b>			
<b>2023 Population 25 and Over</b>	<b>2,037</b>	<b>37,201</b>	<b>116,234</b>
HS and Associates Degrees	750 36.8%	18,097 48.6%	55,868 48.1%
Bachelor's Degree or Higher	1,270 62.3%	17,851 48.0%	53,377 45.9%
<b>PLACE OF WORK</b>			
2023 Businesses	353	2,241	3,871
2023 Employees	4,465	40,821	63,515

NEQ Inwood Ave N and 5th St. N.  
Lake Elmo, MN 55042

For Sale



## Contact Us

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