

BASS LAKE & 169 DEVELOPMENT

Bass Lake Road & Nathan Lane | Plymouth, MN 55442



SALE/LEASE/BTS OPPORTUNITY

HJ Development is currently marketing 2-parcels for Sale, Ground Lease or Build To Suit opportunities. Located off Highway 169 at the intersection of Bass Lake Road & Nathan Lane, the sites can accommodate single or multi-tenant development.

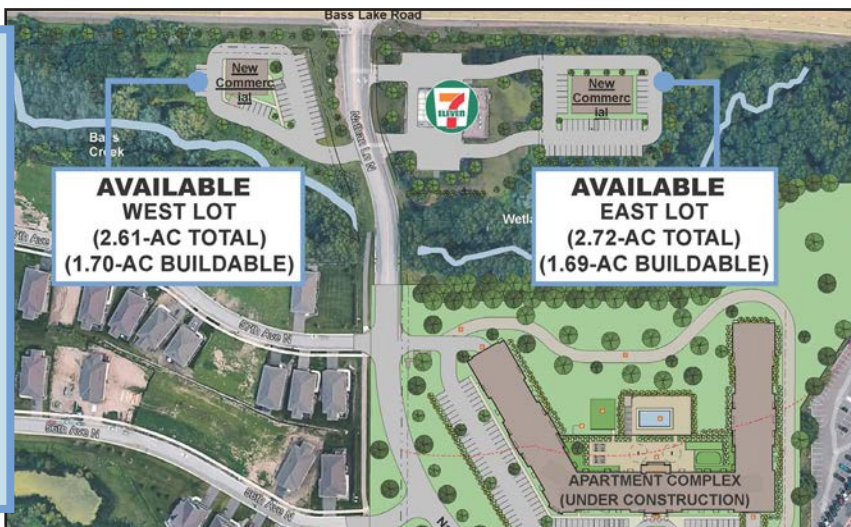
Flexible commercial zoning (C-2 Neighborhood Commercial) allows for a variety of uses including, but not limited to, retail, restaurant, and medical office. Residential development continues in the area with a 4-story, 219-unit, apartment complex currently under construction just south of the East Site.

Both parcels provide direct Bass Lake Road exposure and are easily accessible to Highway 169. For more information or to schedule a property tour please contact us directly.

CURRENTLY AVAILABLE

- Sites Available for Sale, Ground Lease, or Build To Suit
- West Site = 1.70-Buildable Acres
- East Site = 1.69-Buildable Acres
- Sites Can Accommodate Single or Multi-Tenant Development
- Negotiable Lease Rates
- Bass Lake Road Exposure
- Easily Accessible to Hwy. 169
- Flexible Commercial Zoning Allows for a Variety of Uses

CONCEPT PLAN



CONTACT INFORMATION

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SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | PLYMOUTH



DEMOGRAPHICS (Data Source ~ ESRI)

1-Mile
 Population: 5,955
 Daytime Population: 5,657
 Households: 2,449
 Average HH Income: \$112,352

3-Miles
 Population: 79,196
 Daytime Population: 49,141
 Households: 32,196
 Average HH Income: \$117,667

5-Miles
 Population: 237,897
 Daytime Population: 142,173
 Households: 92,326
 Average HH Income: \$120,649

DEMOGRAPHICS



TRAFFIC COUNTS

