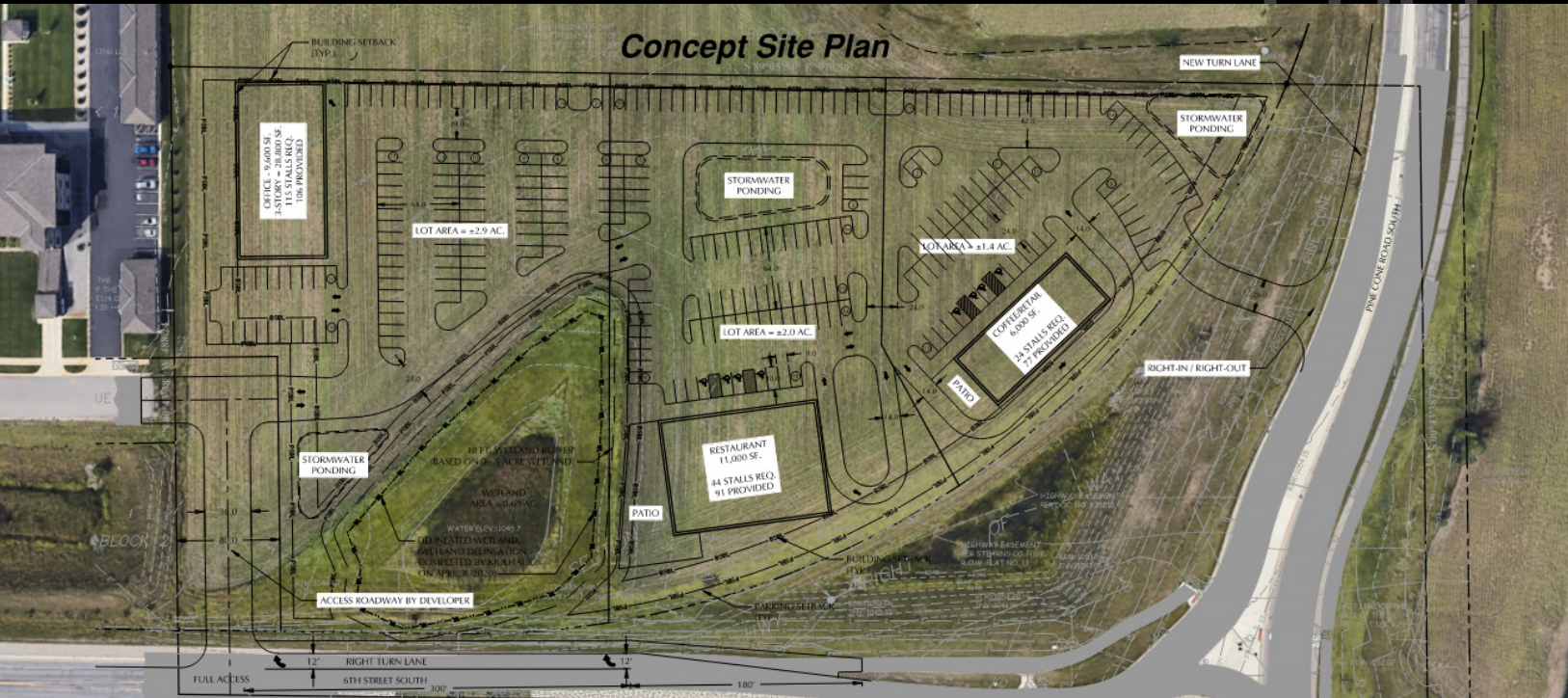


PINECONE DEVELOPMENT LAND

1226 3RD ST S, SARTELL, MN 56377



PROPERTY DESCRIPTION

Von Hanson's Meat Market is coming to Sartell, MN! Inventure is please to present this premier pre-leasing opportunity located at 3rd St S, Sartell, MN. Von Hanson's Meat Market is a well-established regional brand known to generate consistent customer traffic and repeat visits. This site benefits from strong daily traffic, expanding neighborhoods, and continued investment throughout the city. Sartell has seen significant residential and commercial growth in recent years—including new housing developments, medical expansions, and retail additions—creating sustained demand for quality commercial space. This location offers exceptional visibility and seamless access to Highway 15, Pinecone Road, and the greater St. Cloud metro. With Sartell's ongoing development momentum and Von Hanson's serving as a destination anchor, this property is ideally positioned for retail, service, medical, or specialty users seeking a high-growth environment supported by a strong consumer base, offering a rare opportunity to establish a presence in one of Central Minnesota's most desirable and fast-advancing commercial hubs.

PROPERTY HIGHLIGHTS

- Strong Co-Tenant in Von Hanson's Meat Market: A highly regarded regional brand with a loyal customer base
- Excellent visibility, accessibility, and synergy: This site offers prominent street frontage along one of Sartell's most active commercial corridors.
- Between 3rd St S and Pinecone Rd there are 19,000 vehicles daily.
- Positioned minutes from Highway 15, Pinecone Rd, and St. Cloud Metro Area
- Zoned B-2 General Business: With a wide variety of commercial uses allowed some include, animal hospital, banks, convenience stores, other retail/office/medical uses etc.
- Future site plan could support a drive-thru
- Surrounded by a mix of residential neighborhoods, medical facilities, and schools
- Recent Sartell developments include: Niron Magnetics, Wyndham Hotel, Rayus Imaging, Medical Arts Dental, etc.
- Expected delivery date: Spring/Summer 2028

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