

COMMERCIAL LAND SITE OFF INTERSTATE

SEQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

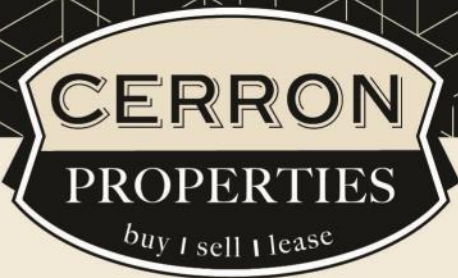


FOR SALE | COMMERCIAL LAND SITE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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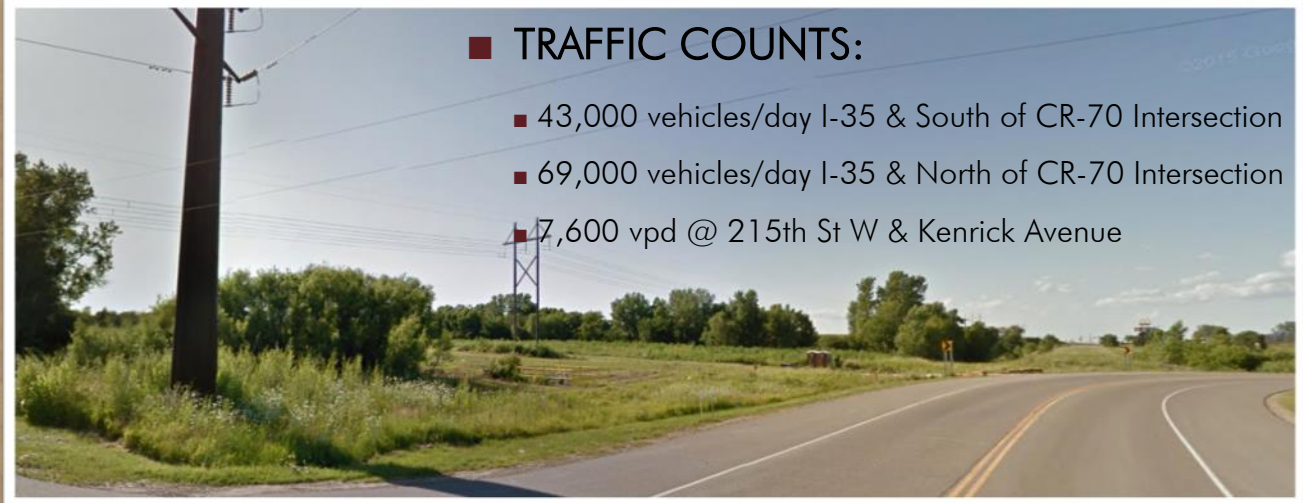
■ PROPERTY HIGHLIGHTS

- Approx. 22.07 Total Acres;
Approx. 18.45 Acres Net of
Right of Way (Source: Dakota Co.)
- PID# 22-03600-25-015
- Unplatted Land Site
- Ideal for a variety of uses
- Zoned Commercial C-3
(full zoning code available)
- I-35 Highway Exposure
- Listing Price: \$2,500,000

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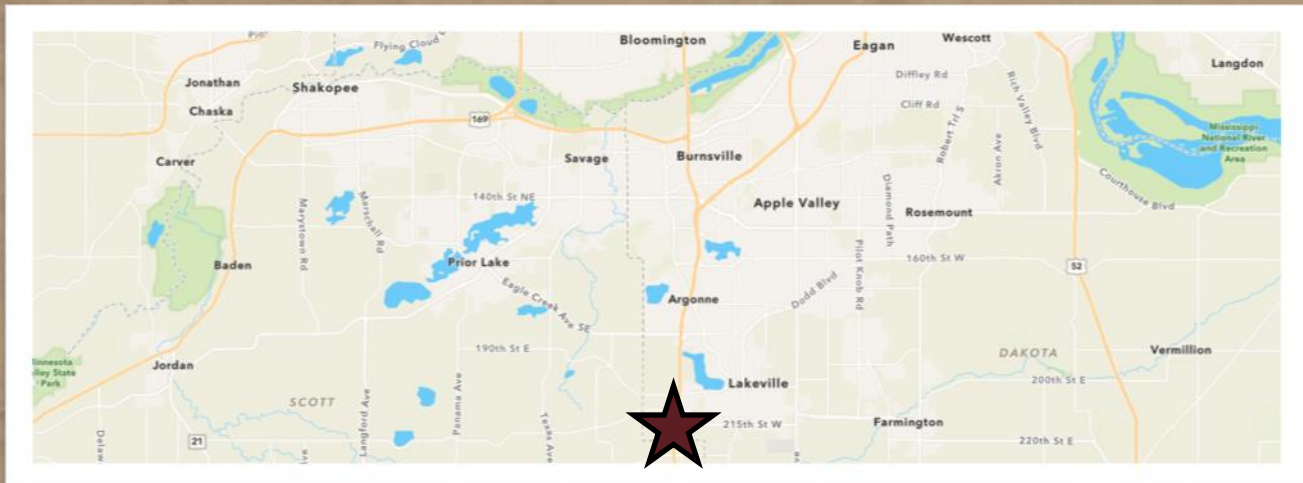
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■ TRAFFIC COUNTS:

- 43,000 vehicles/day I-35 & South of CR-70 Intersection
- 69,000 vehicles/day I-35 & North of CR-70 Intersection
- 7,600 vpd @ 215th St W & Kenrick Avenue



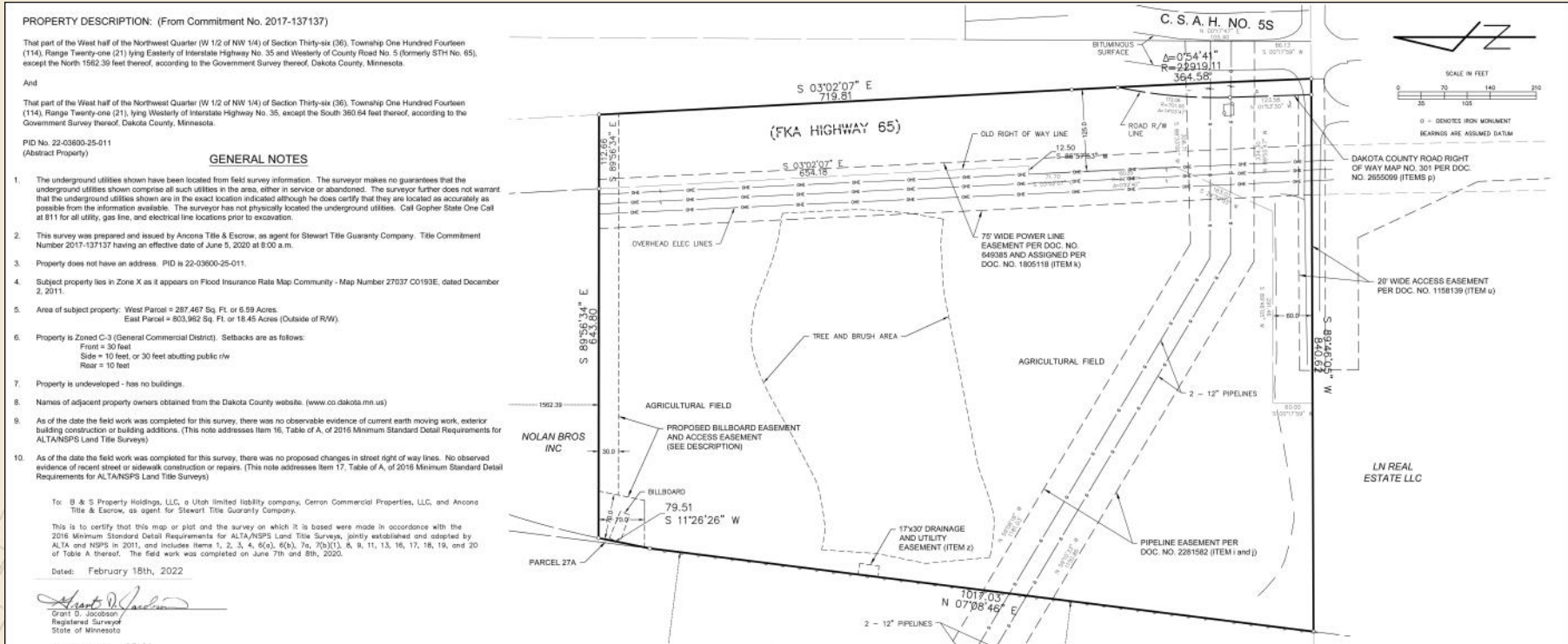
DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

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SUMMARY



■ SITE DETAILS

- Utilities: Water at south end of East Parcel
- Sewer can be extended
- Survey pending
- Potential Uses could include: retail, office, data center, commercial recreation, auto repair (conditional), or outdoor service, sale & rental (interim).

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	1,012	7,910	24,675
Median HH Inc.	\$135,199	\$118,916	\$112,785
Avg. HH Inc.	\$139,273	\$120,572	\$114,125

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AERIAL MAP

Potential Uses in C-3 Zoning:

- ◆ Bank, financial
- ◆ Indoor commercial recreation
- ◆ Funeral home
- ◆ Hotel
- ◆ Professional Office
- ◆ Restaurant
- ◆ Retail
- ◆ Service business
- ◆ Data center
- ◆ Fitness / health club
- ◆ Brewery / brew pub



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let's get started!

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