

Lot 5 For Sale CREEKSIDE DEVELOPMENT

Size:

4.32 Acres / 188,273 sqft.

Zoned:

M1 - Mixed Commercial-Industrial
District

(Provides the most flexibility)

Best Use:

Office/Light Industrial

Max Floor Area Ratio:

0.50 (Type 1)

Access:

Easy & convenient access to/from
19th Street and CR-22

FOR MORE INFORMATION CONTACT



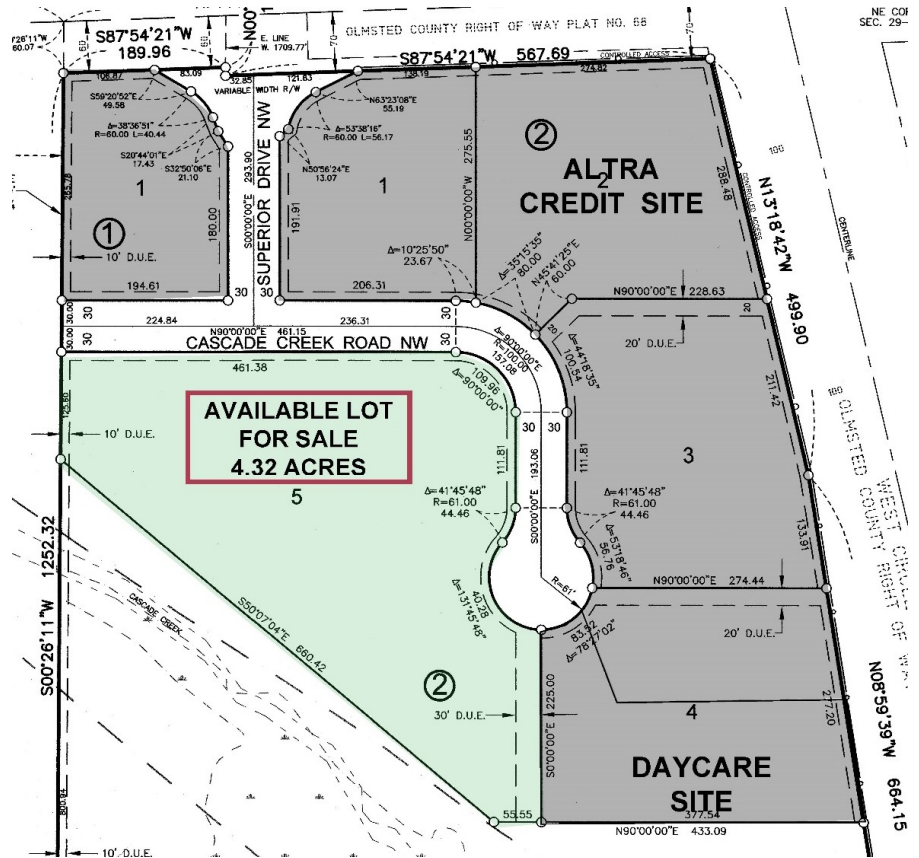
Venstar Brokerage

Brenda Quaye

952-924-0221

Brenda.Quaye@venstarllc.com

PARCEL MAP



BUILDING CONCEPT



Information

LOCATION

Positioned in a premier area of Northwest Rochester with excellent visibility from West Circle Drive/CR-22 & 40th Ave NW

5 miles / 12 minutes from Downtown Rochester, MN

Traffic Counts:

West Circle Drive/CR-22 – 27,000

19th Avenue NW – 6,800-11,000

DEMOGRAPHICS

Population

119K

Age

20-39 28%

40-59 23%

60-69 11%

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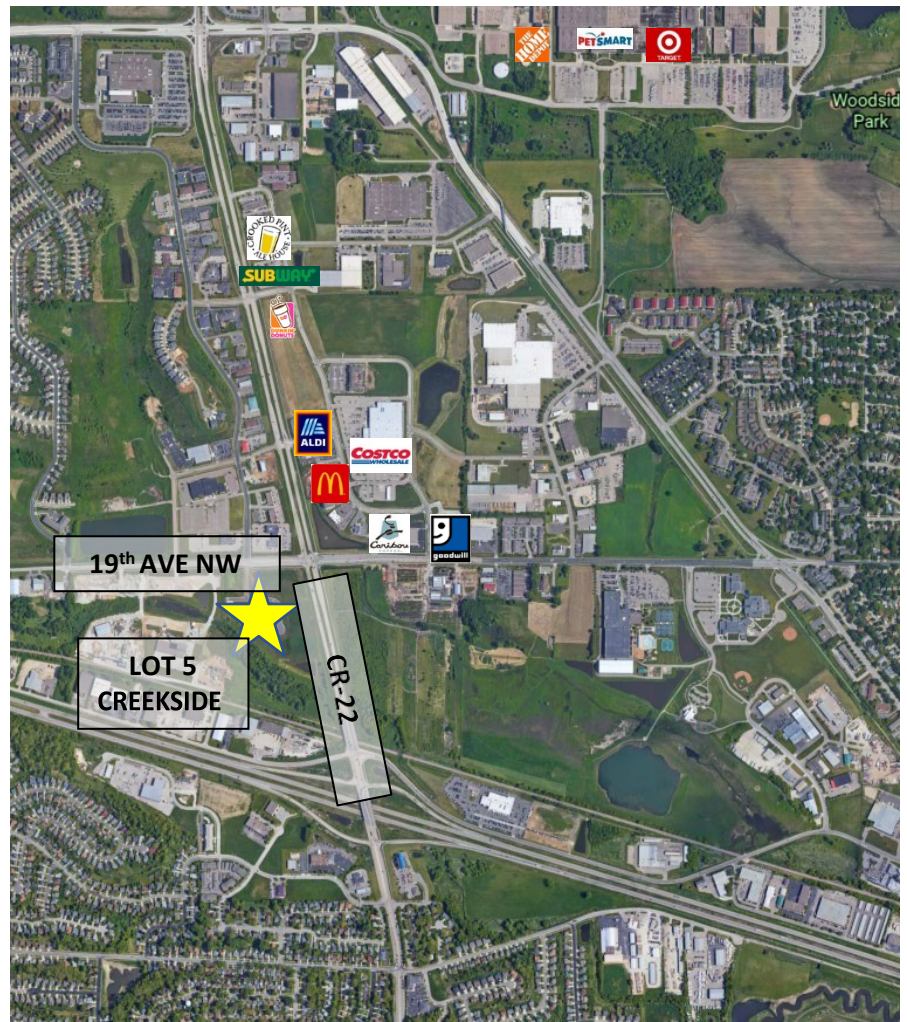
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AREA RETAIL DESTINATIONS



DOWNTOWN PROXIMITY

