

Lino Lakes Commercial Sites

Rosemary Way, Lino Lakes, MN

FOR SALE



For more information, please contact

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Property Highlights

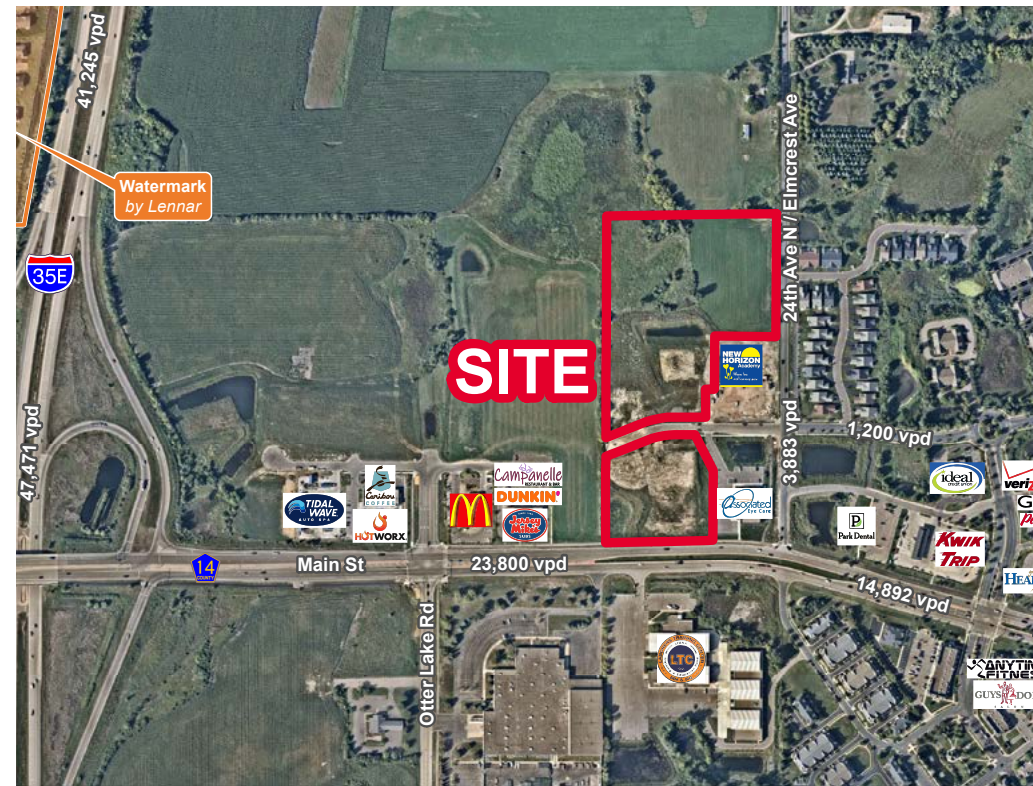
- Uses available - office, medical and retail
- Great access to I-35E
- Excellent in-fill opportunity
- Flexible zoning in place, General Business
- Seller financing available

Property Information

Total Lot Size	12.83 acres
PID #	24-31-22-11-0005
Zoning	GB - General Business
Property Tax	TBD
Comments	• Utilities to the site • Controlled intersection • Site may be subdivided

Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	4,302	24,010	45,315
Households	1,816	8,774	16,621
Average HH Income	\$141,416	\$150,339	\$157,450
Daytime Population	943	4,667	11,706



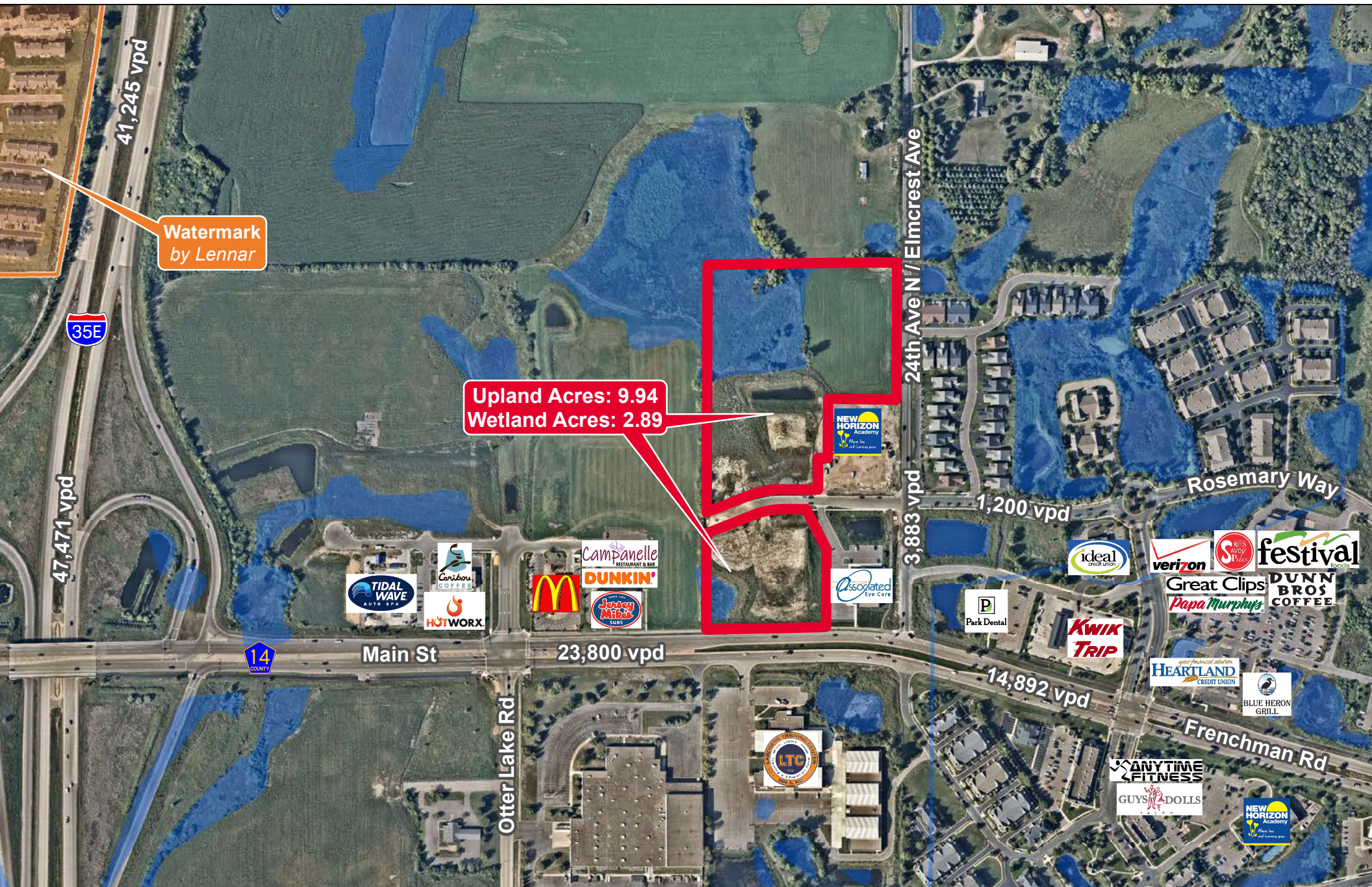
Traffic Counts

	Vehicles Per Day (VPD)
I-35E	47,471 VPD
Main Street	23,800 VPD

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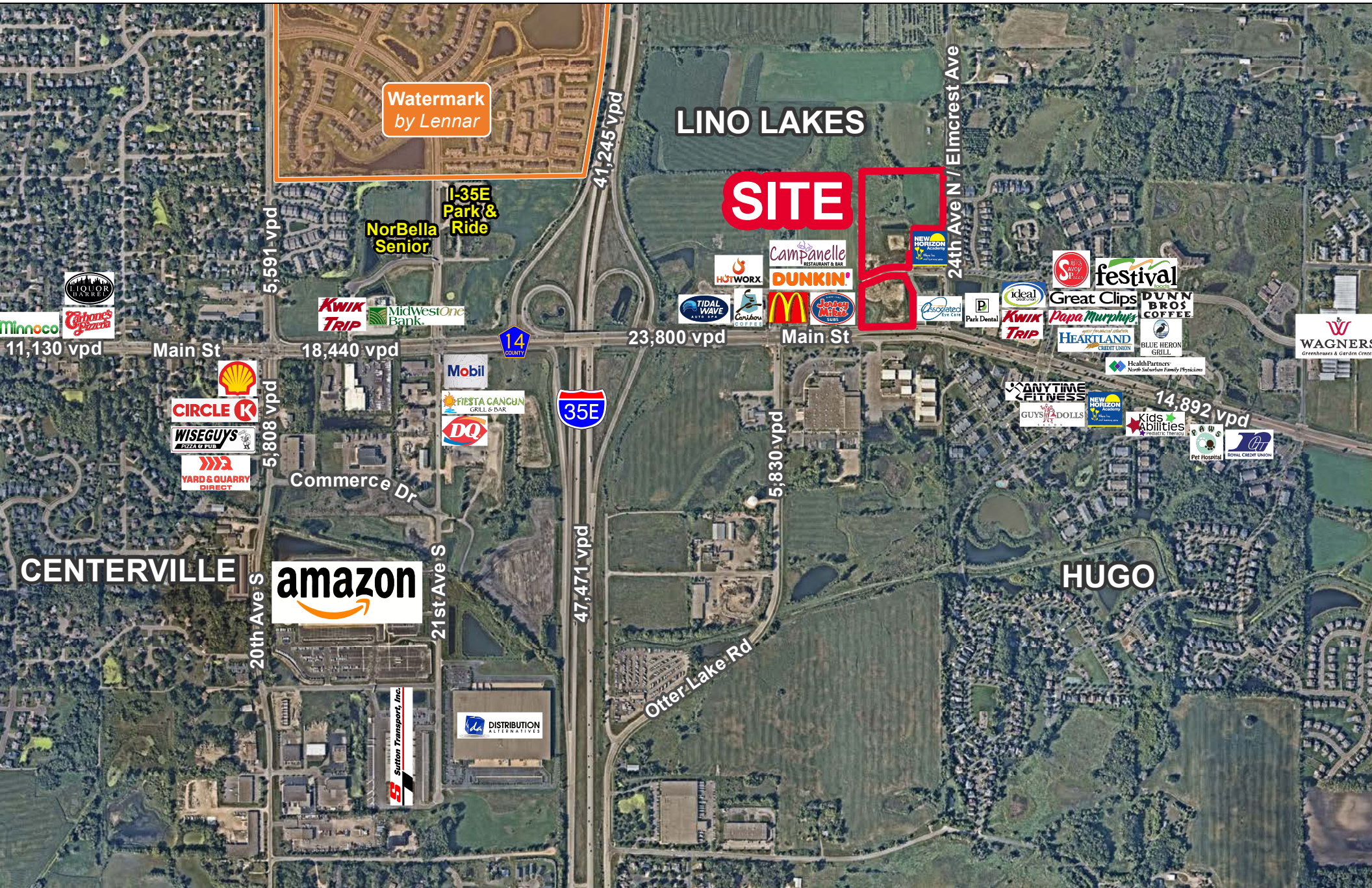
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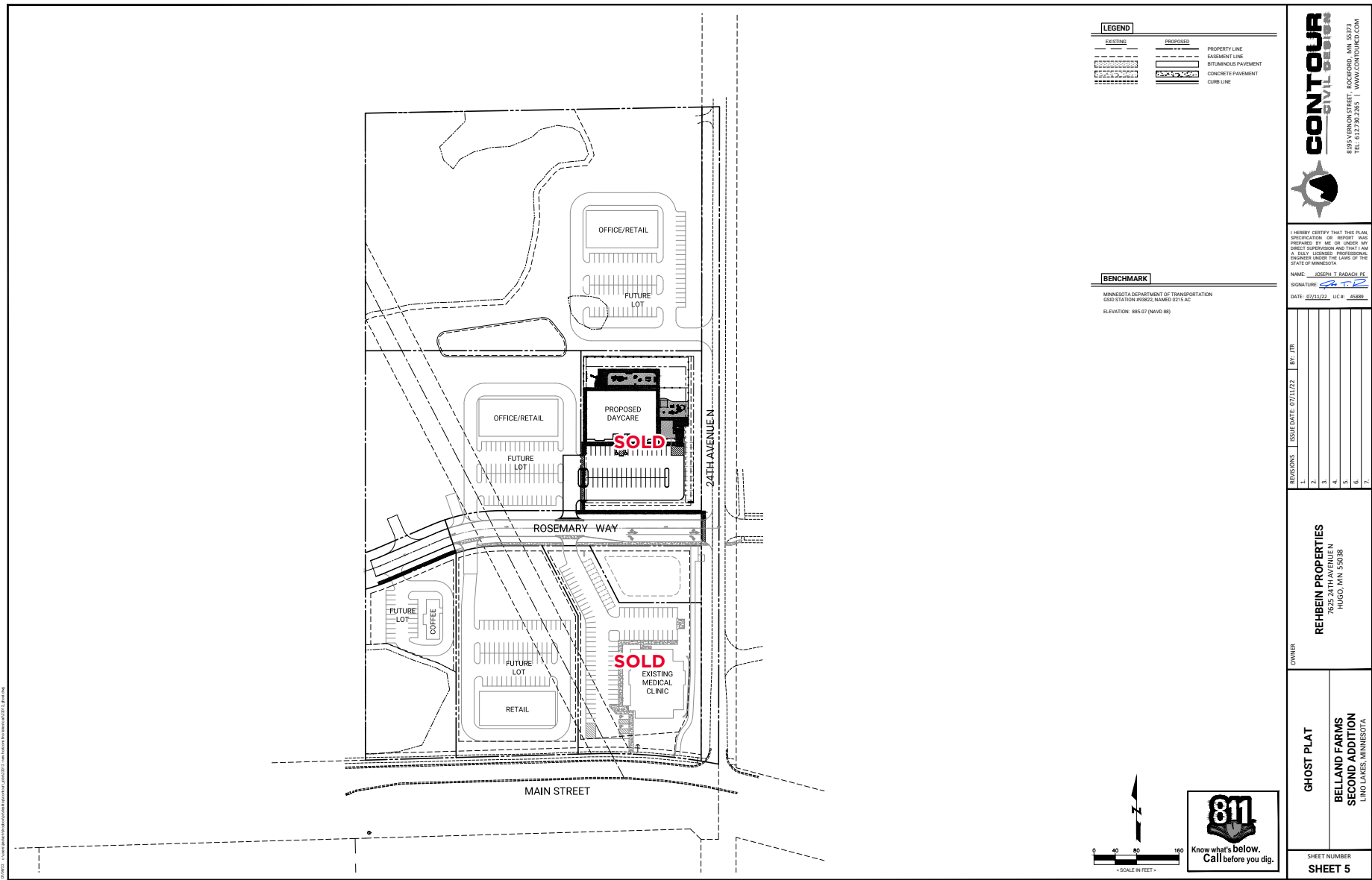
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Site Plan



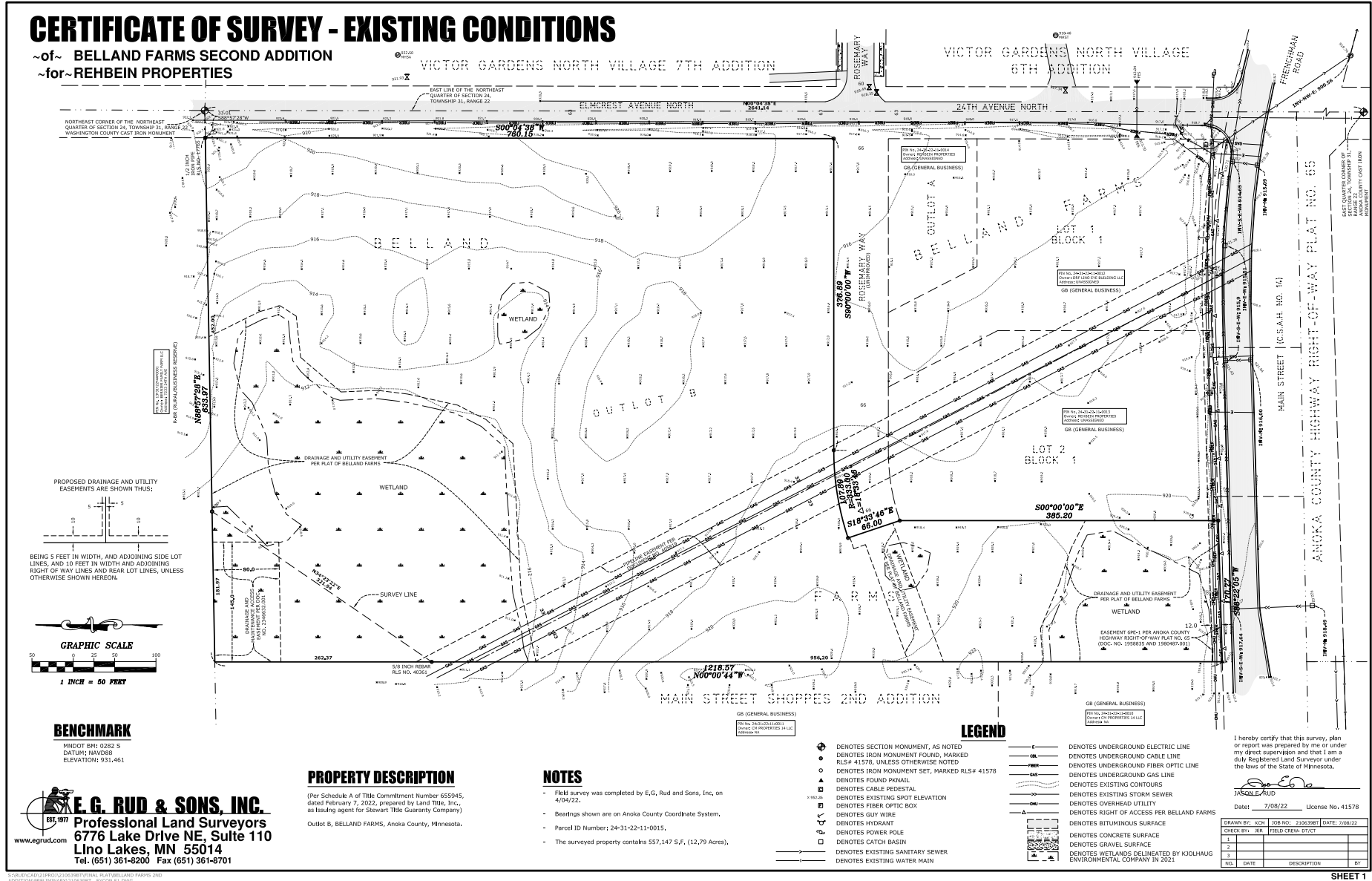
CLICK ON PLAN FOR PRINTABLE IMAGE

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Survey



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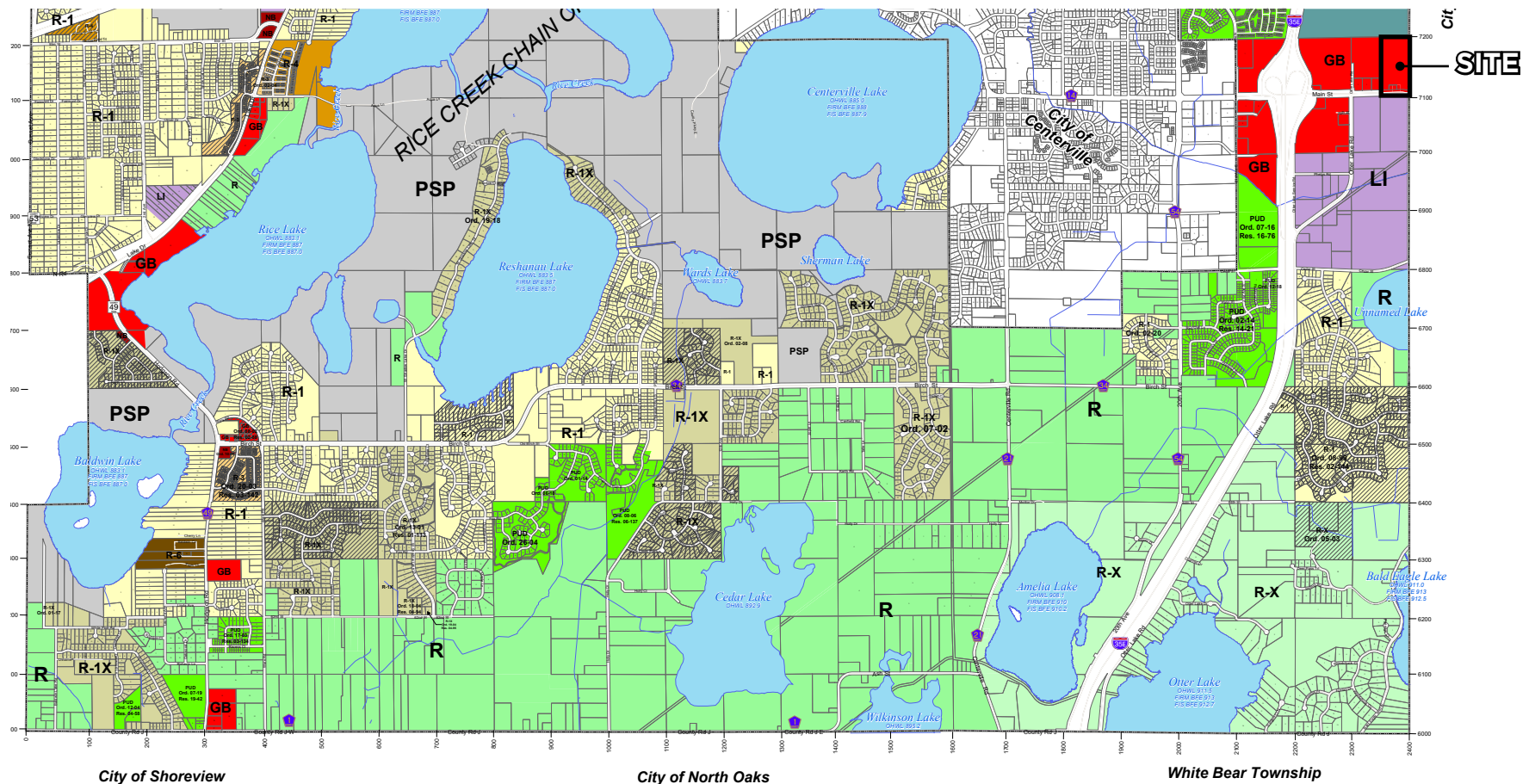
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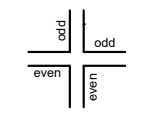
Zoning Map

Zoned General Business



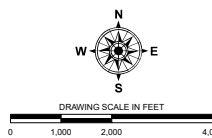
*Lino Lakes
Community Development
600 Town Center Parkway
Lino Lakes, Minnesota 55014*

Phone (651) 982-2400



Coordinate System:
Anoka County NAD83 Feet
Lambert Conformal Conic

Anoka County Parcel Data:
November 2021 Release



March 21, 2022

Maps are for illustrative purposes only.
Recent changes may not be included.
Land Use and Zoning Information

Features		Zoning Type					
	Streams		R Rural		R-3 Medium Density Residential		GI General Industrial
	Lake		R-X Rural Executive		R-4 High Density Residential		LI Light Industrial
	Parcels		R-1X Single Family Executive		R-6 Manufactured Home Park		R-BR Rural/Business Reserve
	Municipal Boundary		R-1 Single Family Residential		LB Limited Business		PSP Public Semi-Public
			R-1X Single Family Executive		GB General Business		PDO Planned Development
			R-2 Two Family Residential		NB Neighborhood Business		PUD Planned Unit Development

[CLICK ON MAP FOR PRINTABLE IMAGE](#)

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Full Build Out Land Use

Commercial

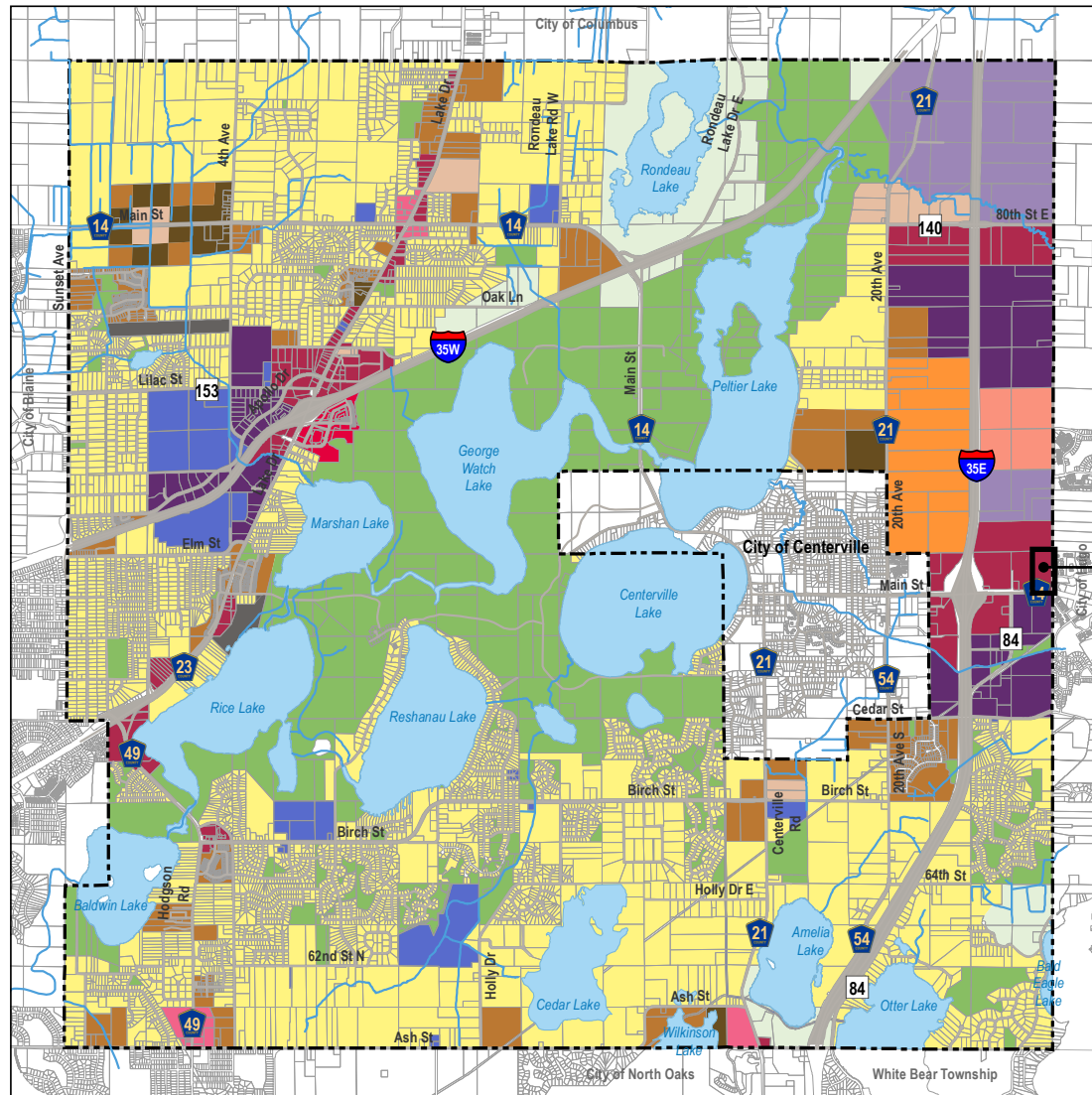
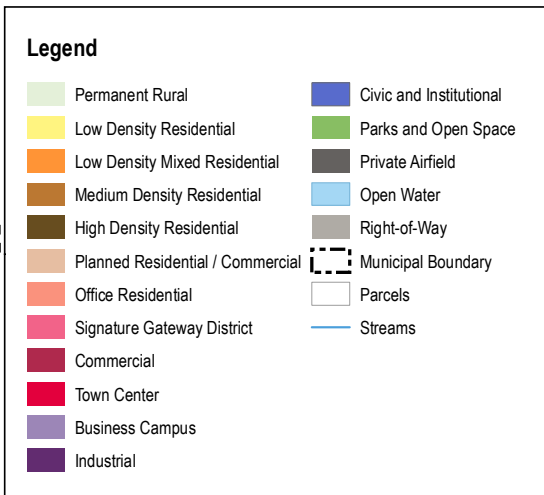


Figure 3-1
Full Build Out Land Use



3,500 1,750 0 3,500
Feet



Date: 11/9/2020 3-5

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2040 Future Land Use

Commercial

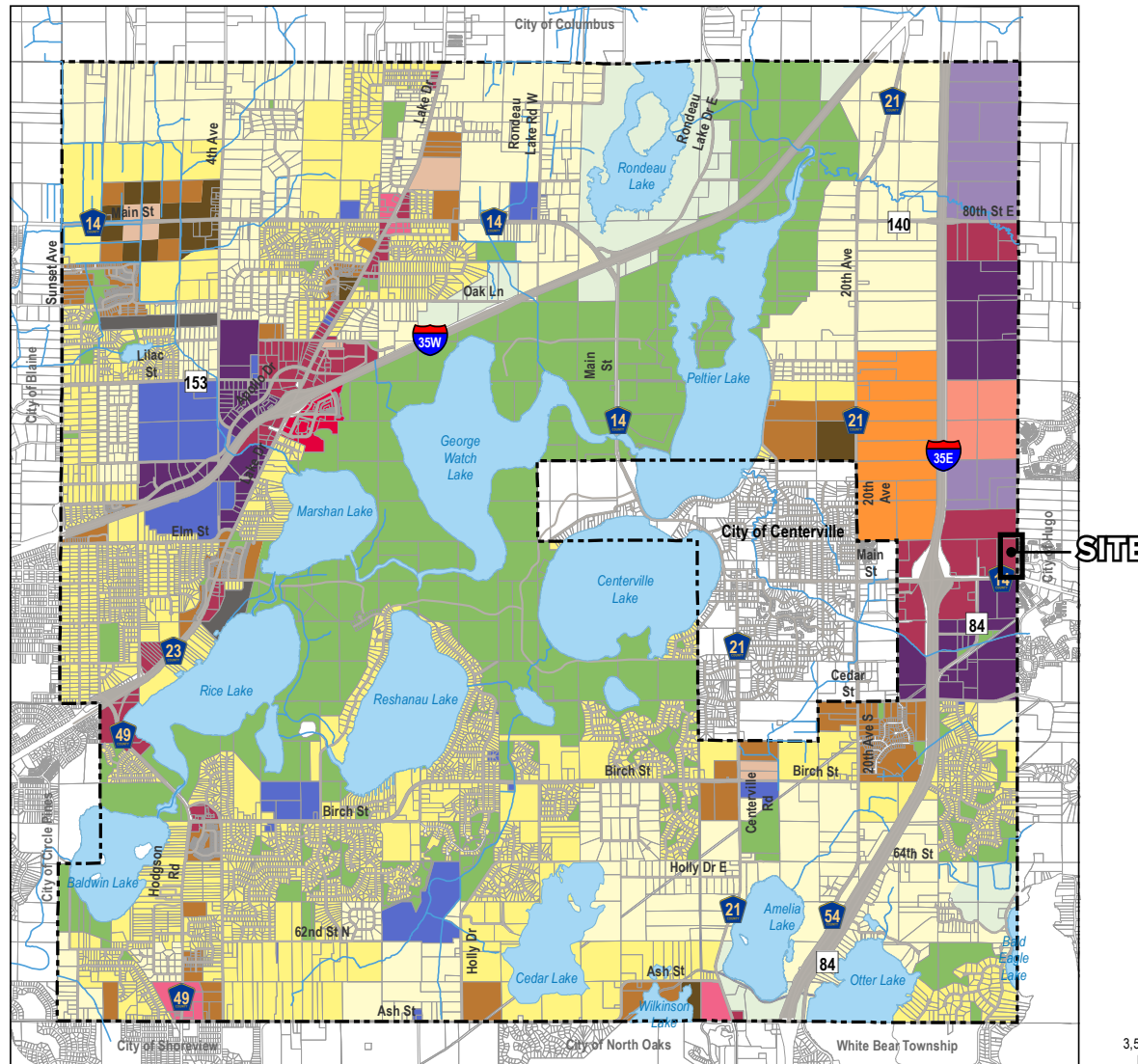
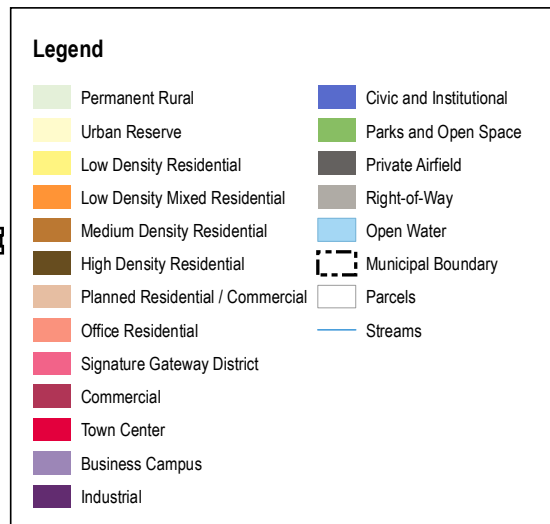


Figure 3-2
2040 Future Land Use



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