

FOR SALE

Point Douglas Land

8811 92nd St S, Cottage Grove, MN 55016



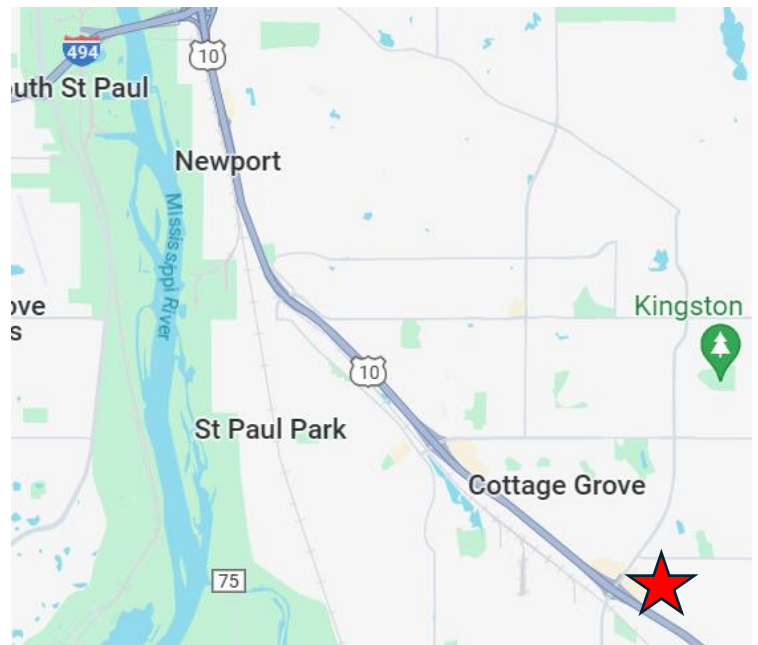
LISTING DETAILS

- Land Size: 0.78 Acres
- PID: 21.027.21.14.0019
- Price: \$250,000
- Zoning: Mixed Use
- Uses: Office, Retail, Multifamily, Flex, and Showroom

PROPERTY DETAILS

- Pad Ready
- Utilities Available on Site
- Easy Access to Highway 61
- High Traffic Area Near National Retailers and Residential Housing

LOCATION



Located off Highway 10 and Jamacia Ave S



Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

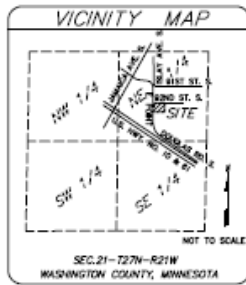
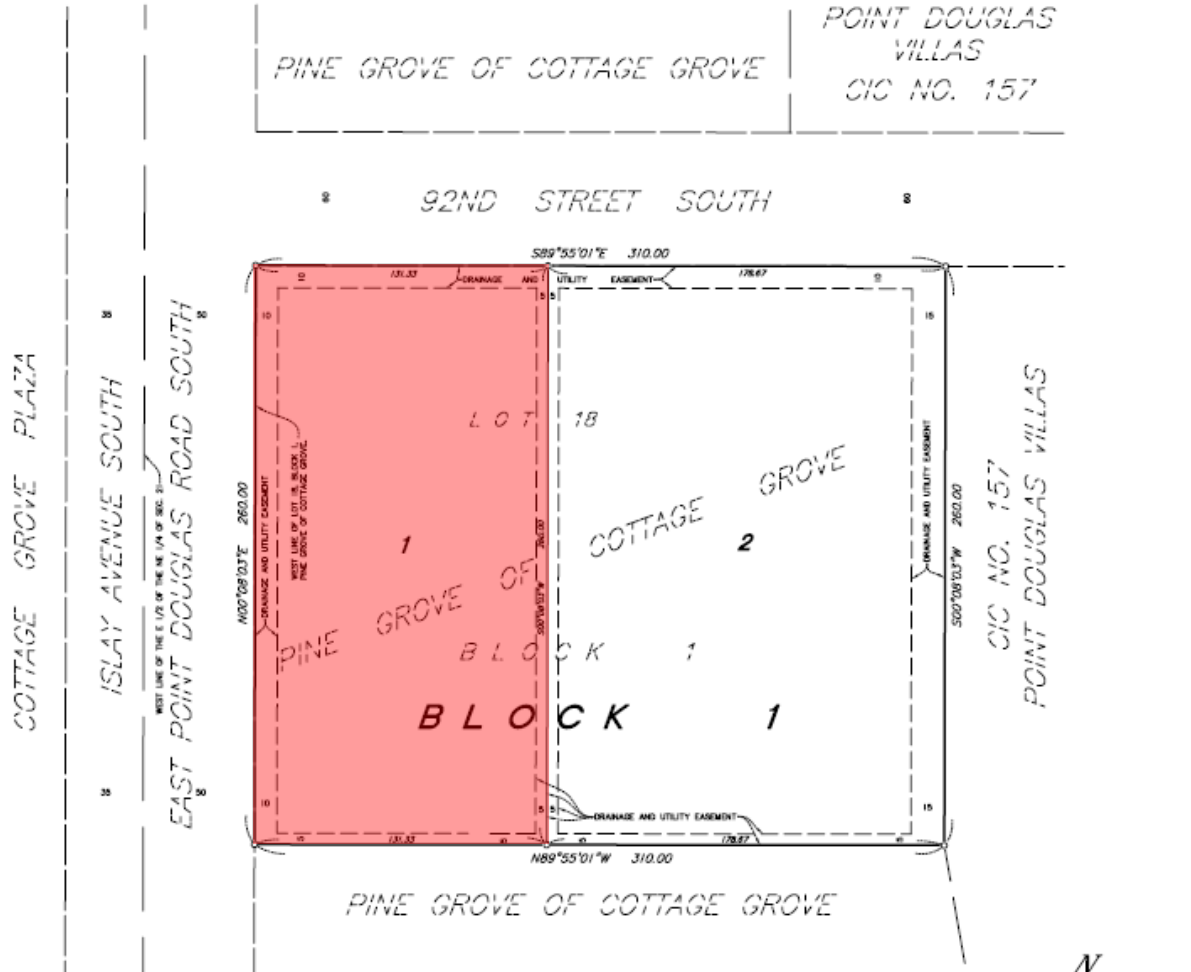
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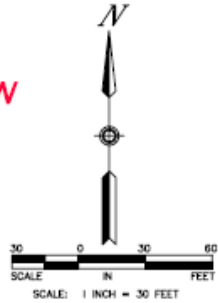
SURVEY



**PRELIMINARY
SUBJECT TO REVISION**

o Denotes 1/2 inch by 16 inch iron pipe with plastic cap inscribed RLS 44590, which has been set or will be set in accordance with MS 505.021, Subd. 10, unless otherwise noted.

Orientation of this bearing system is based on the west line of Lot 18, Block 1, PINE GROVE OF COTTAGE GROVE, which is assumed to have a bearing of N00°06'03\"/>



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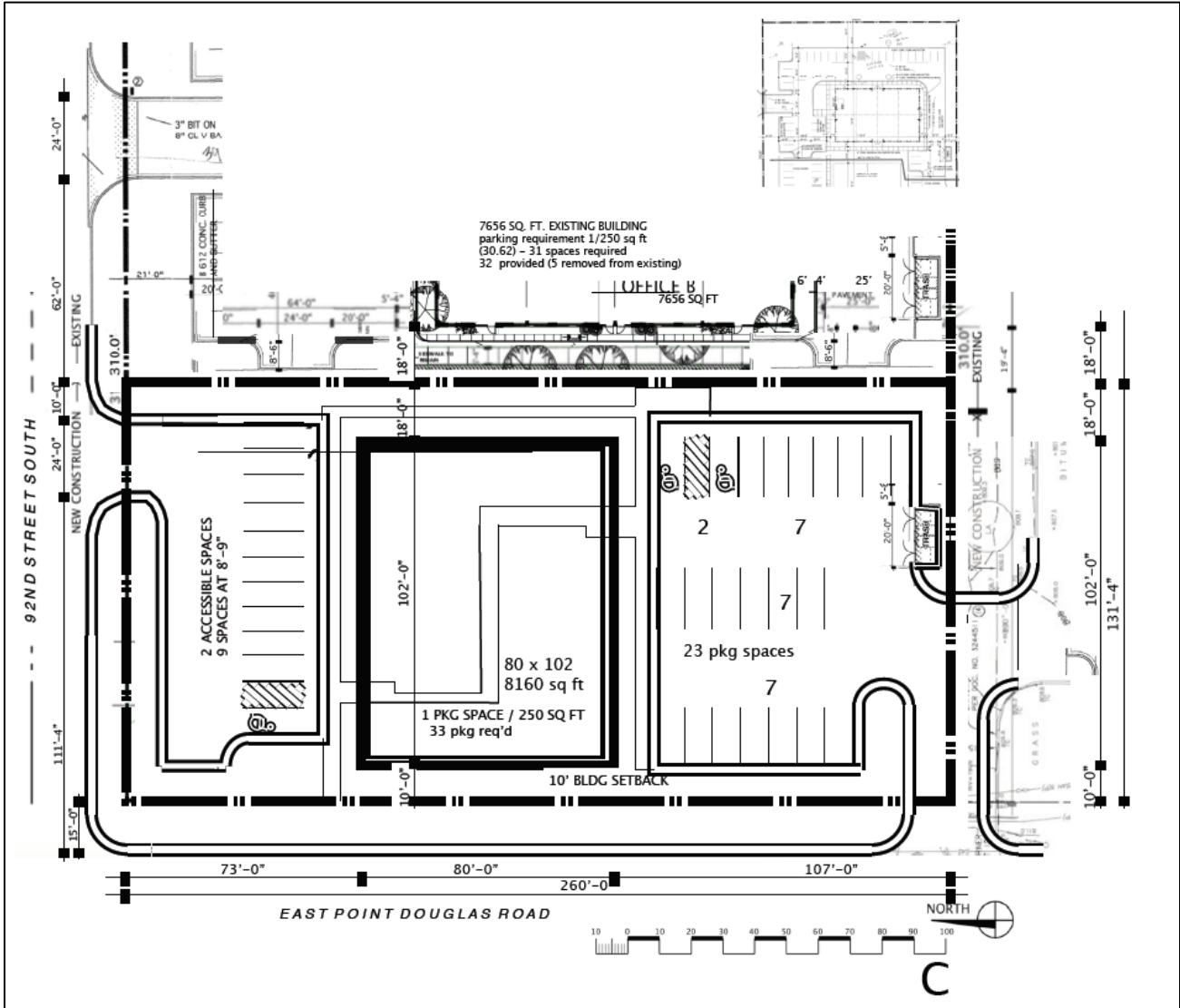
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POTENTIAL BUILDING PLANS

Option 1
8,160 SF Building - 32
Parking Spots



EAST



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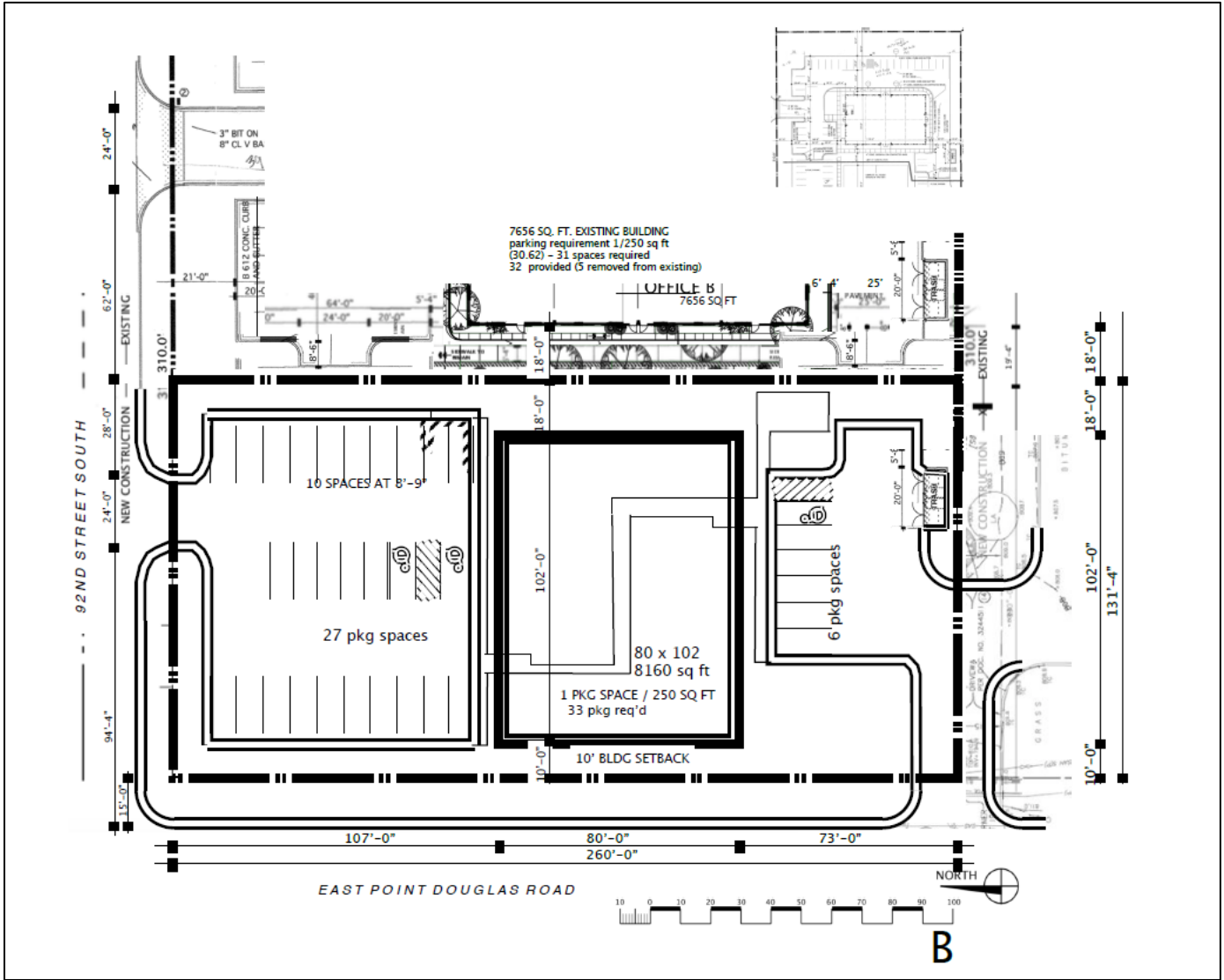
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Point Douglas Land
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POTENTIAL BUILDING PLANS

Option 2
8,160 SF Building - 33
Parking Spots



EAST



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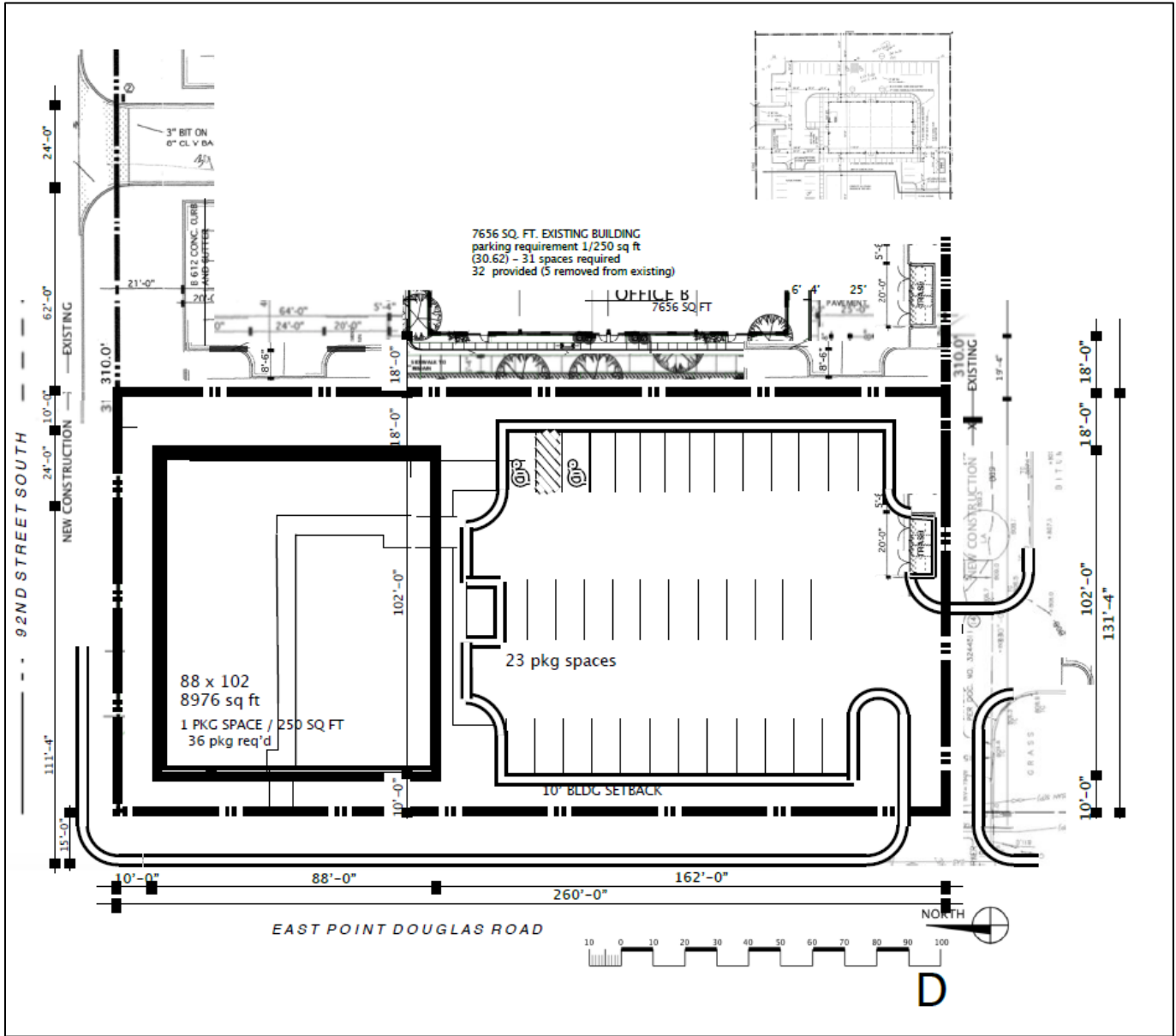
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POTENTIAL BUILDING PLANS

**Option 3
8,976 SF Building - 23
Parking Spots**



EAST



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AERIAL VIEW



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8811 92nd St S, Cottage Grove, MN 55016

Catylist Research

CITY, STATE
Cottage Grove, MN

POPULATION
45,391

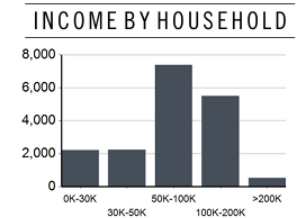
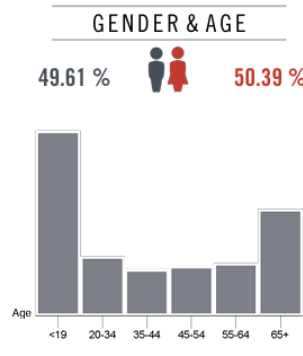
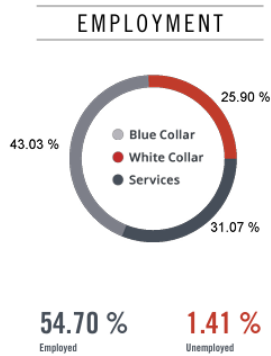
AVG. HHSIZE
2.71

MEDIAN HH INCOME
\$76,080

HOME OWNERSHIP

Renters: **1,814**

Owners: **13,870**

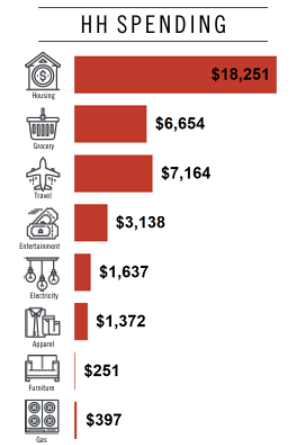


EDUCATION

High School Grad:	31.84 %
Some College:	29.78 %
Associates:	9.05 %
Bachelors:	25.18 %

RACE & ETHNICITY

White:	85.36 %
Asian:	3.24 %
Native American:	0.22 %
Pacific Islanders:	0.00 %
African-American:	2.73 %
Hispanic:	4.64 %
Two or More Races:	3.81 %



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