

1.38 ac | St. Bonifacius Land

FOR SALE OR GROUND LEASE

8910 Hwy 7 | St. Bonifacius, MN 55375



Property Details

- Available For Sale or Ground Lease
- Excellent access and visibility to Highway 7
- High household incomes
- Strong growing trade area

LOCATION

- 8910 Highway 7 | St. Bonifacius, MN 55375

LAND SIZE

- 1.38 acres total (60,113 sq. ft.)

PARCEL

- Hennepin County PID#: 31-117-24-11-0111

ZONING

- Commercial: Retail

PRICING

- S\$12.00 PSF / \$721,353.00

2024 TAXES

- \$7,845.70

TRAFFIC COUNTS

- MN Highway 7: 9,612 vpd
- Hennepin County Road 92: 8,699 vpd



Demographics

RADIUS:	5 MINUTES	10 MINUTES	15 MINUTES
Population	4,069	27,219	80,954
Daytime Population	3,242	25,152	68,961
Average HH Income	\$156,046	\$167,115	\$173,579
Median HH Income	\$123,669	\$127,945	\$129,491

** Sources: ESRI 2022 est & MN Dept of Transportation 2023 Study avgs are per day total cars*



Tom Palmquist

(952) 381-5538 | tom.palmquist@transwestern.com

Janet Olson

(612) 359-1681 | janet.olson@transwestern.com

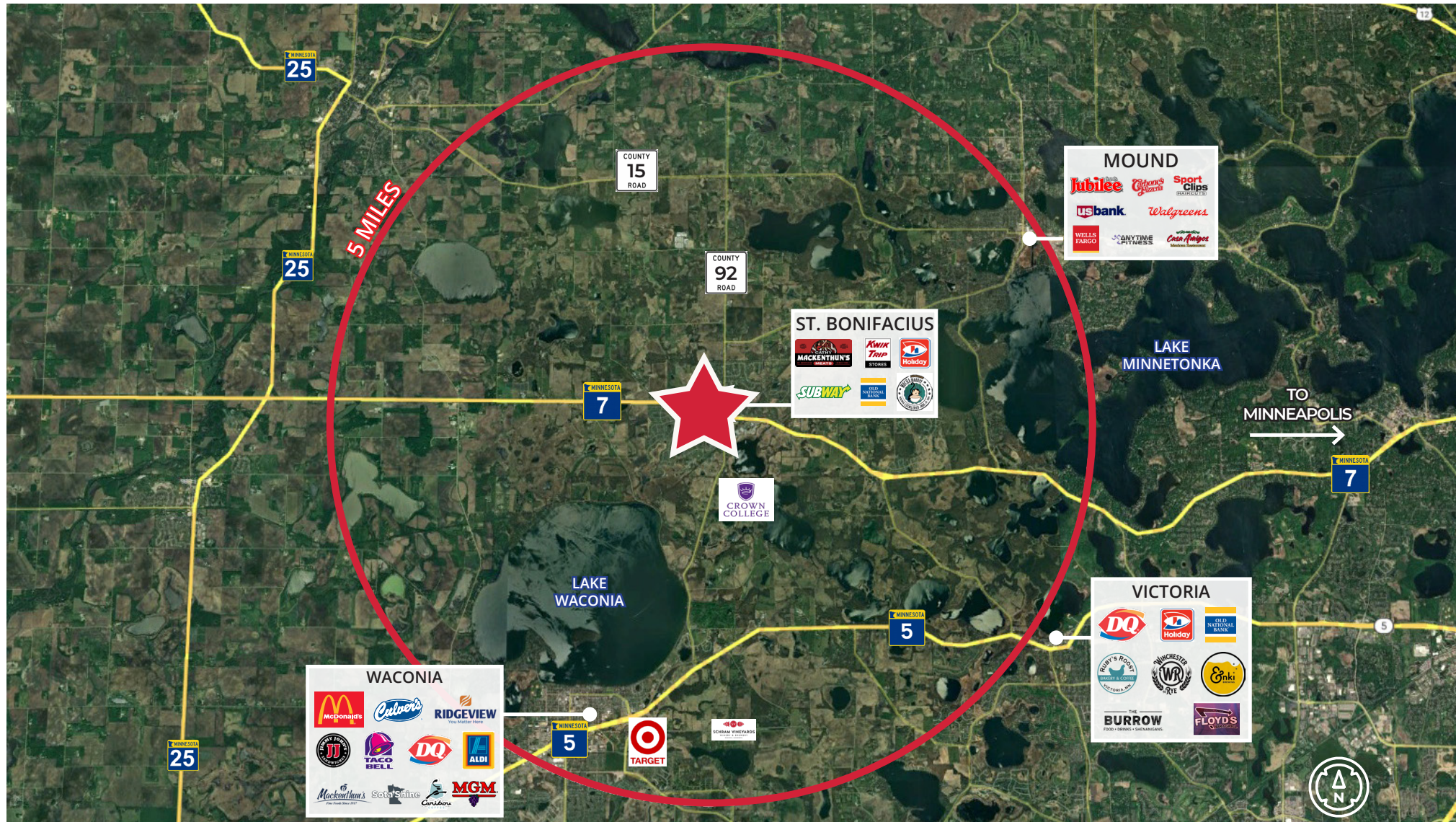


Concept Site Plan



8910 HWY 7, ST. BONIFACIUS, MN

5-Mile Area



 Transwestern

Tom Palmquist

(952) 381-5538 | tom.palmquist@transwestern.com

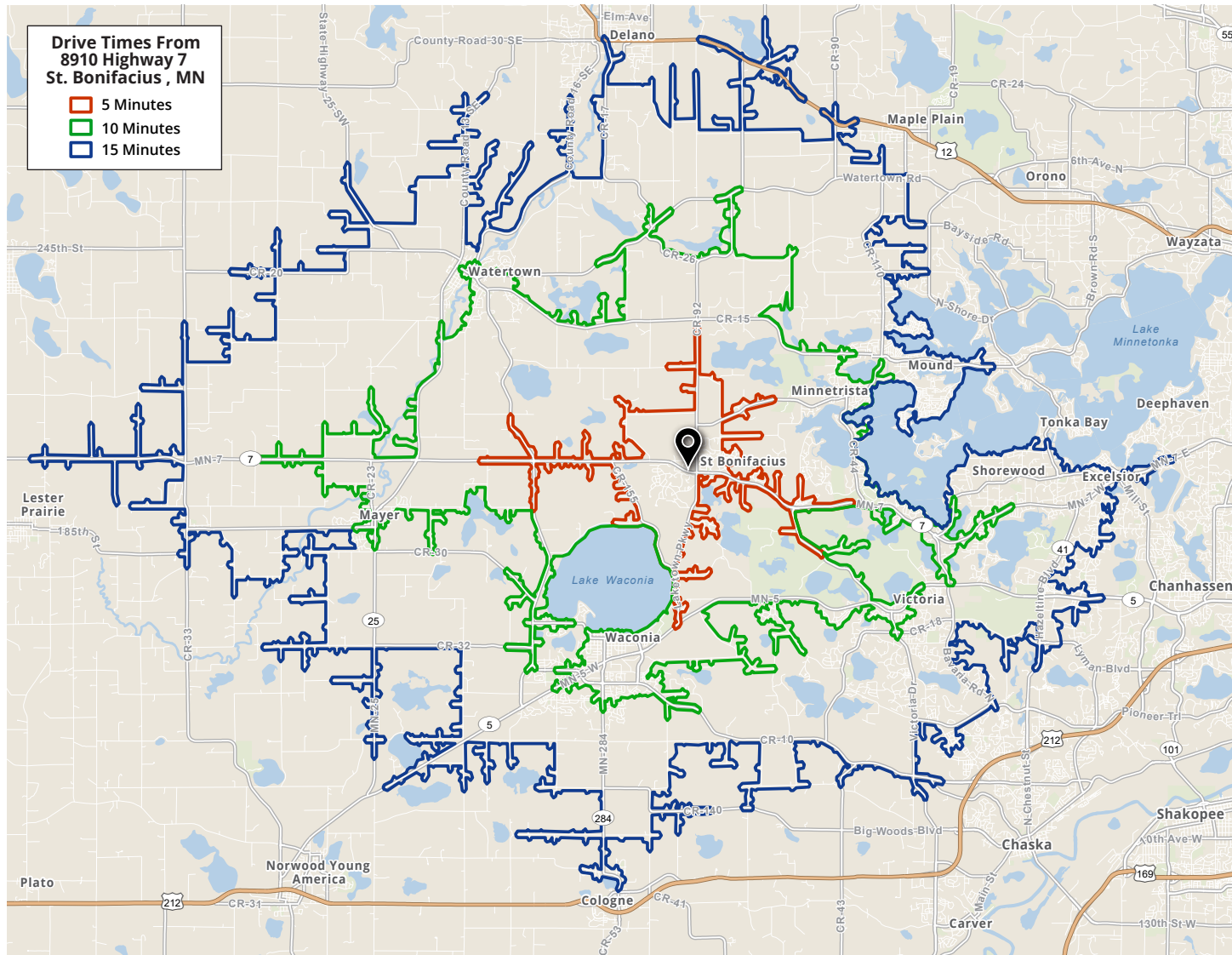
Janet Olson

(612) 359-1681 | janet.olson@transwestern.com

 REALTY RESOURCES
MEMBER

8910 HWY 7, ST. BONIFACIUS, MN

5-10-15 Mile Drive Time Map



 Transwestern

Tom Palmquist

(952) 381-5538 | tom.palmquist@transwestern.com

Janet Olson

(612) 359-1681 | janet.olson@transwestern.com

 REALTY RESOURCES
MEMBER