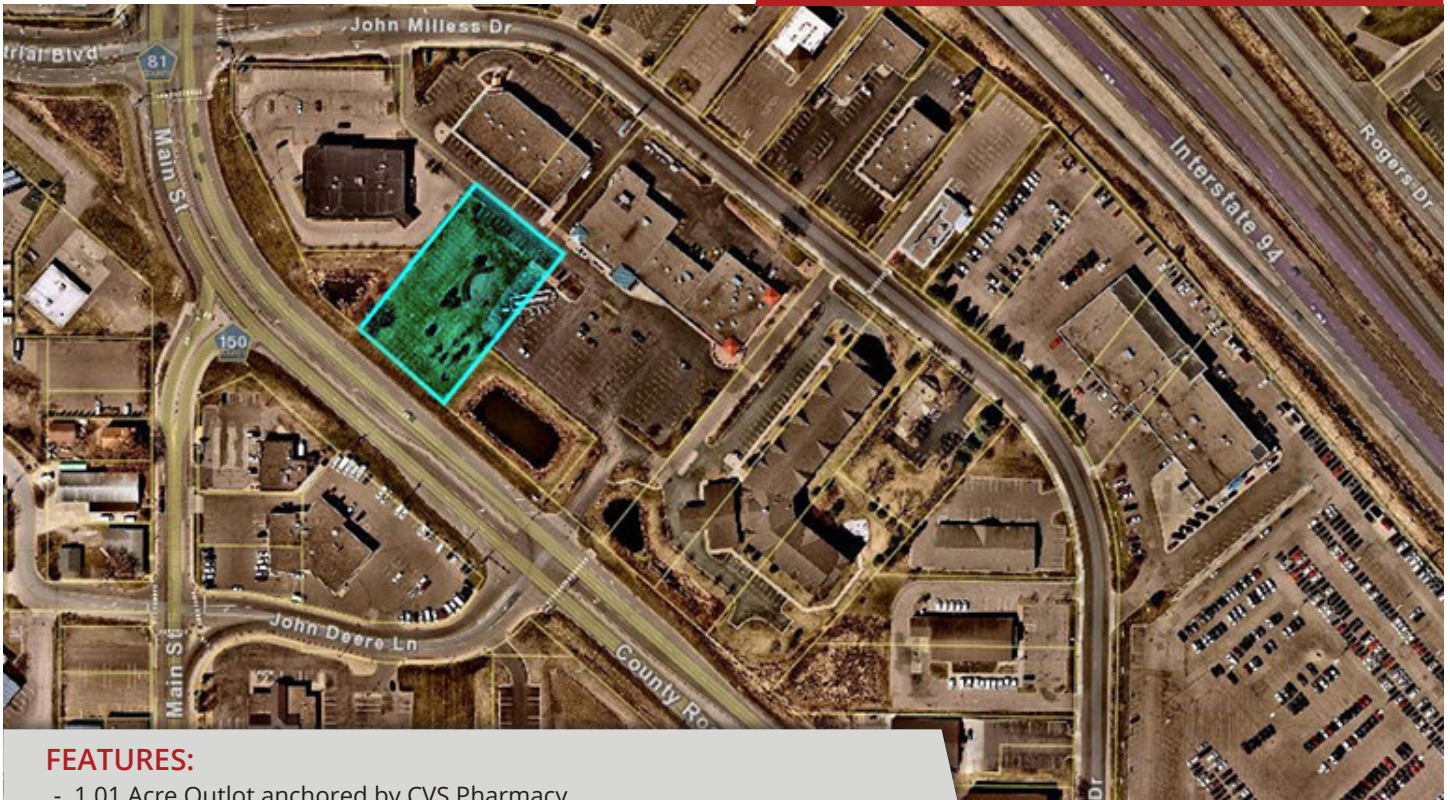


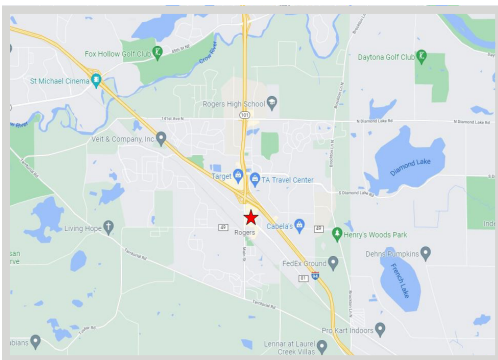
FOR SALE
1.01 ACRE OUTLOT



FEATURES:

- 1.01 Acre Outlot anchored by CVS Pharmacy
- Zoned: "LC - Local Employment Center"
- Co-tenants include: Northwest Family Physicians & Urgent Care, NovaCare Rehab, Rolls & Bowls, Valhalla Combat Sports, Sylvan Learning Center, Zeus Nails, Amata Salon, True Value & Guadalajara Mexican Restaurant

Sale Price
\$685,000
2024 Property Taxes - \$13,250.46



FACTS:

- ▲ PID# 23-120-23-13-0068
- ▲ Traffic Counts: Vehicles Per Day
 - 25,728 (Main St)
 - 11,335 (Industrial Blvd)
- ▲ Demographics: 2026 Population Projection
 - 35,298 (5 mile radius)

Overview 1
 Property Photo/Map 2
 Site Plan 3
 Zoning Information 4



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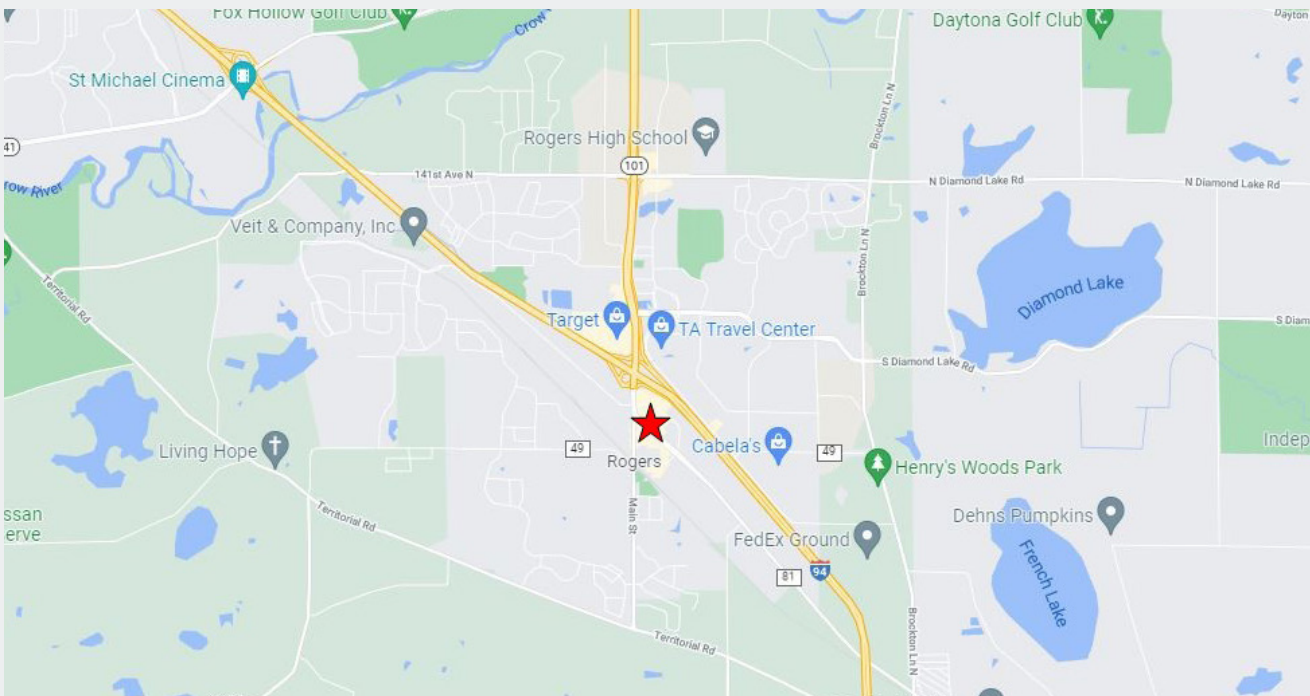
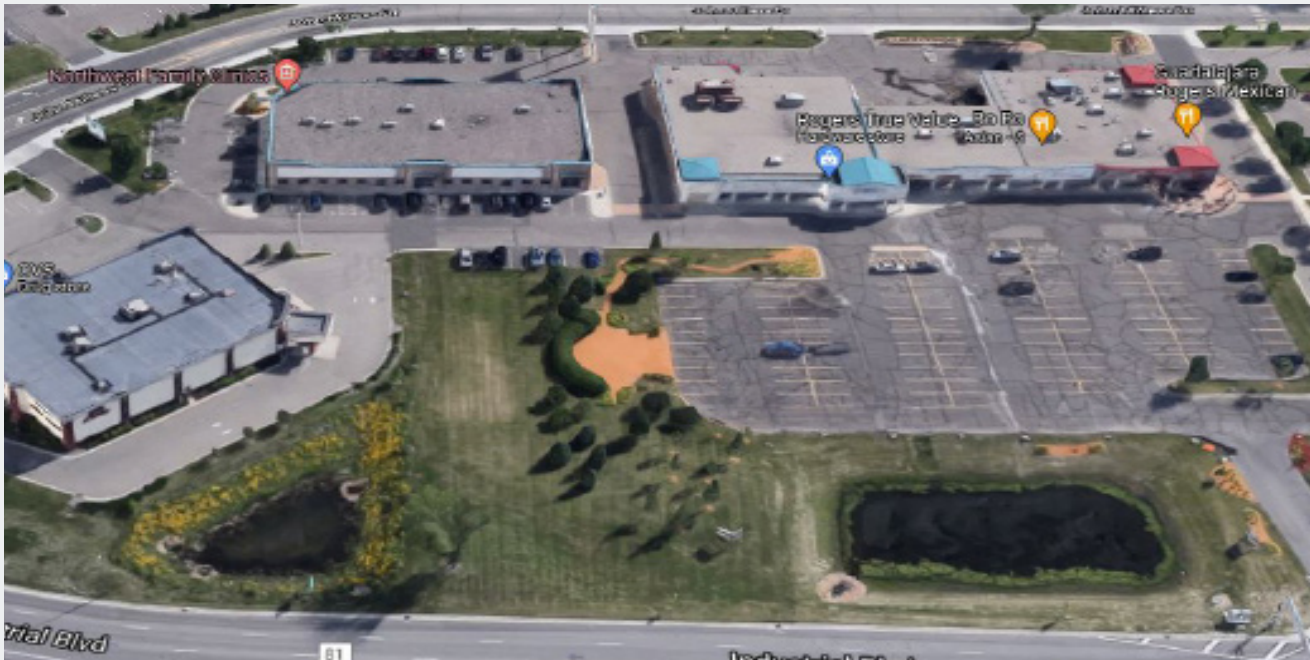
Contact

Phone: 763.424.6355
 Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
 Maple Grove, MN 55369

AERIAL & MAP

FOR SALE
1.01 ACRE OUTLOT



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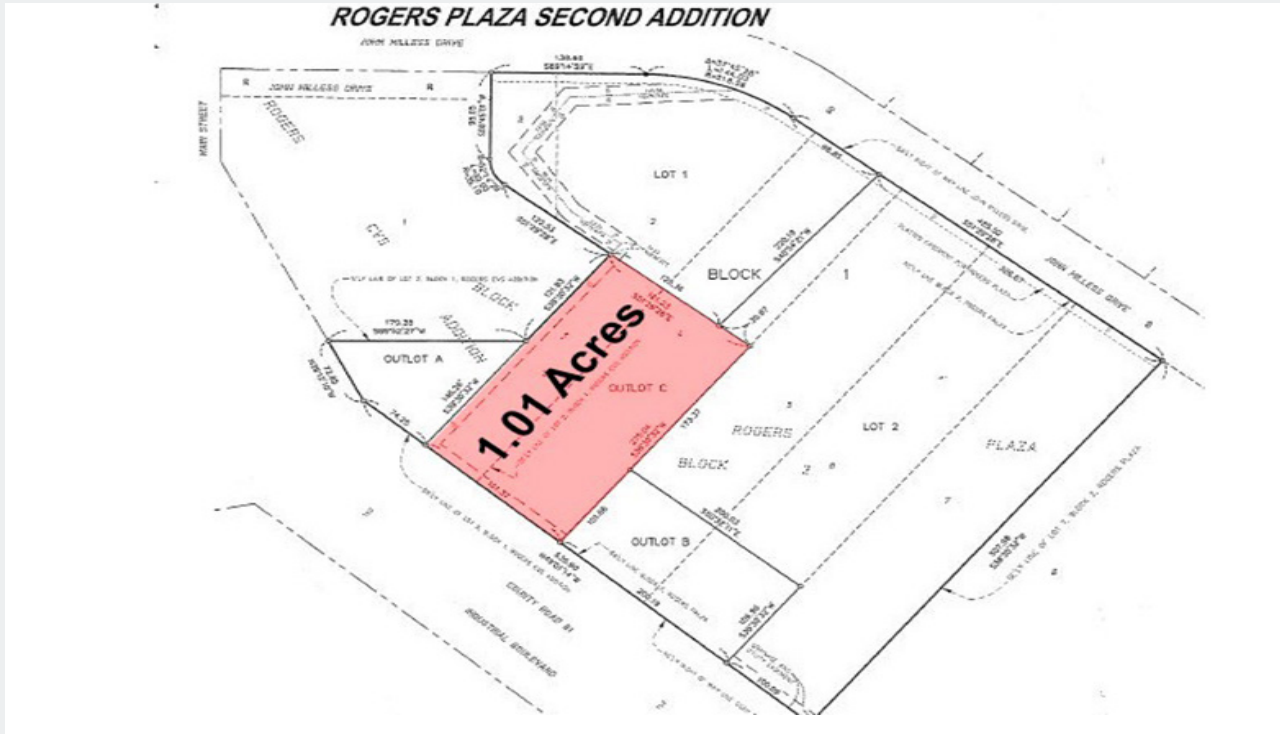
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SITE PLAN

**FOR SALE
1.01 ACRE OUTLOT**



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LC - Local Employment Center

The purpose of the LC Local Employment Center District is to provide the opportunity for general retail, commercial, high density residential, and mixed-use development in existing commercial areas and commercial and high density residential guided areas served by community sewer and water. Residential uses within the area create opportunities for an accessible and amenity environment. Accessibility and visibility from the regional highway system are enforced through form standards.

