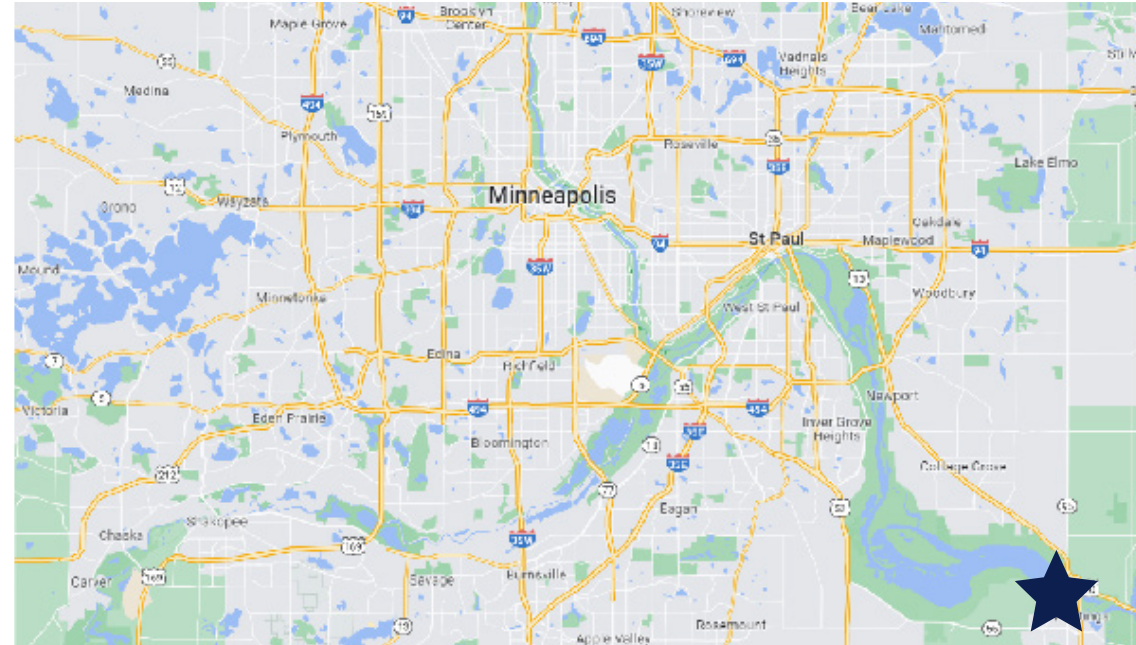


ADDRESS	11991 120th St S
CITY, STATE ZIP	Cottage Grove, MN 55033
LAND SIZE	3.877 Acres (168,794 SF)
LOCATION	NWQ 120th Street and Hwy 61
SALE PRICE	Negotiable
GROUND LEASE	Negotiable
TAX 2023	\$2,242
COUNTY	Washington



HIGHLIGHTS

- Near Allina Health United Hospital
- Excellent 1-mile household income of \$181,917
- Well located near Fleet Farm, Target, Menard's, Hy-Vee, Walmart, TJ Maxx, HomeGoods and more
- 18 miles from St. Paul
- Great land site for development opportunity
- Potential medical, office, C-Store, retail, multi-family
- 35,000 vehicles per day
- Potential use for Banks or Credit Unions
- Well requirement: Drilling for new well will require appropriate permitting protocol (no city water/sewer)
- Geotech may be required for future building footings and 3M Company Settlement Investigation due diligence
- Funds from 3M settlement may be made available if needed (city can potentially assist)

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	553	9,629	39,937
MEDIAN AGE	51.1	41.2	39.4
MEDIAN HH INCOME	\$148,375	\$81,265	\$93,611
AVERAGE HH INCOME	\$181,917	\$109,908	\$121,252

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