

COMMERCIAL LAND FOR SALE

2500 34th Street S, Moorhead, MN 56562

MLS #25-454



Property Description:

Prime commercial land located just east of Menards in Moorhead, MN. This high-visibility site offers excellent interstate access and strong traffic counts, making it ideal for retail, service, or restaurant development. Positioned in a growing commercial area, the property can be subdivided to suit a variety of users. *City incentives may apply.

Parcel:	58.900.1062
Purchase Price:	\$16 SF (Subdividable Commercial & Office Lots)
Lot Size:	26 Acres
Taxes & Specials:	TBD Upon Lot Split/Buyer to Verify
Zoning:	Mixed Use 4



www.PropertyResourcesGroup.com
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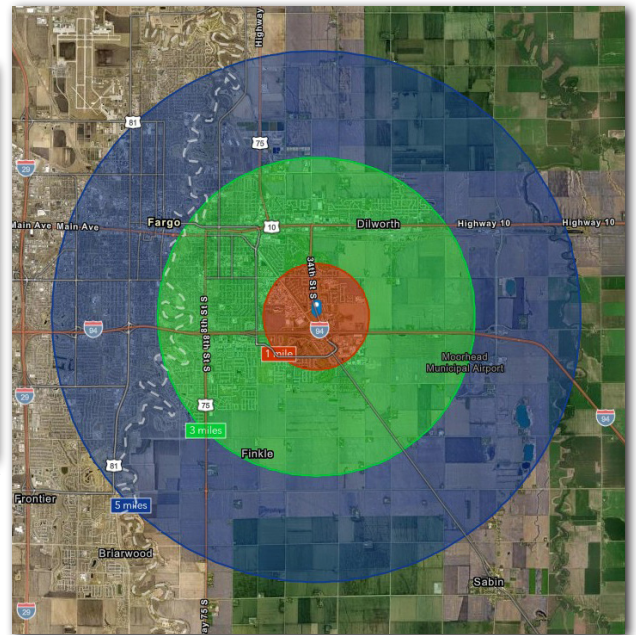
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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 TOTAL POPULATION	6,729	39,624	64,978
2020 TOTAL HOUSEHOLDS	2,483	15,451	28,014
2020 MEDIAN HOUSEHOLD INCOME	\$94,270	\$75,437	\$57,593
2020 MEDIAN AGE	34.0	31.9	33.8

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



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