

HARVEST RIDGE

County Line Road SE & US Highway 12/Babcock Boulevard | Delano, MN 55328



SALE/LEASE/BTS OPPORTUNITY

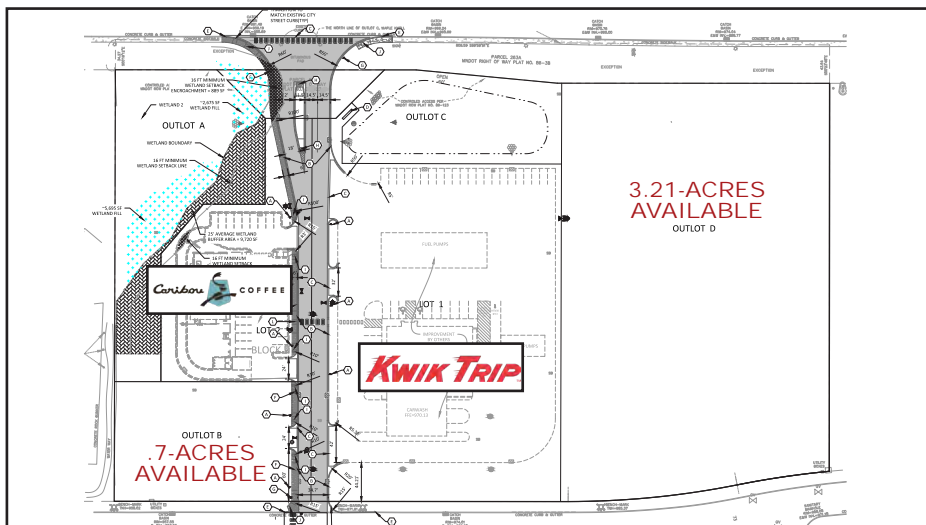
HJ Development is currently marketing two (2) land parcels (3.21-acres & .7-acres) in Delano, MN. Located at the intersection of County Line Road SE & US Hwy. 12 (Babcock Blvd.), the sites are available for sale, lease or build-to-suit. Permitted uses include retail, office, daycare, restaurant, medical office, multi-family and senior housing. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	1-Mile	3-Miles	5-Miles
Population:	3,471	8,546	17,671
Daytime Population:	2,414	3,288	5,987
Households:	1,328	3,019	6,377
Average HH Income:	\$95,713	\$116,334	\$117,955

CURRENTLY AVAILABLE

- Sale/Lease/BTS Opportunities
- User Driven Development
- Single or Multi-Tenant Use
- Negotiable Pricing
- Located Across the Street from Coborn's, the Prominent Grocer for City Residents
- Flexible Zoning
- Neighboring Retailers Include:
 - *Caribou Coffee
 - *Kwik Trip



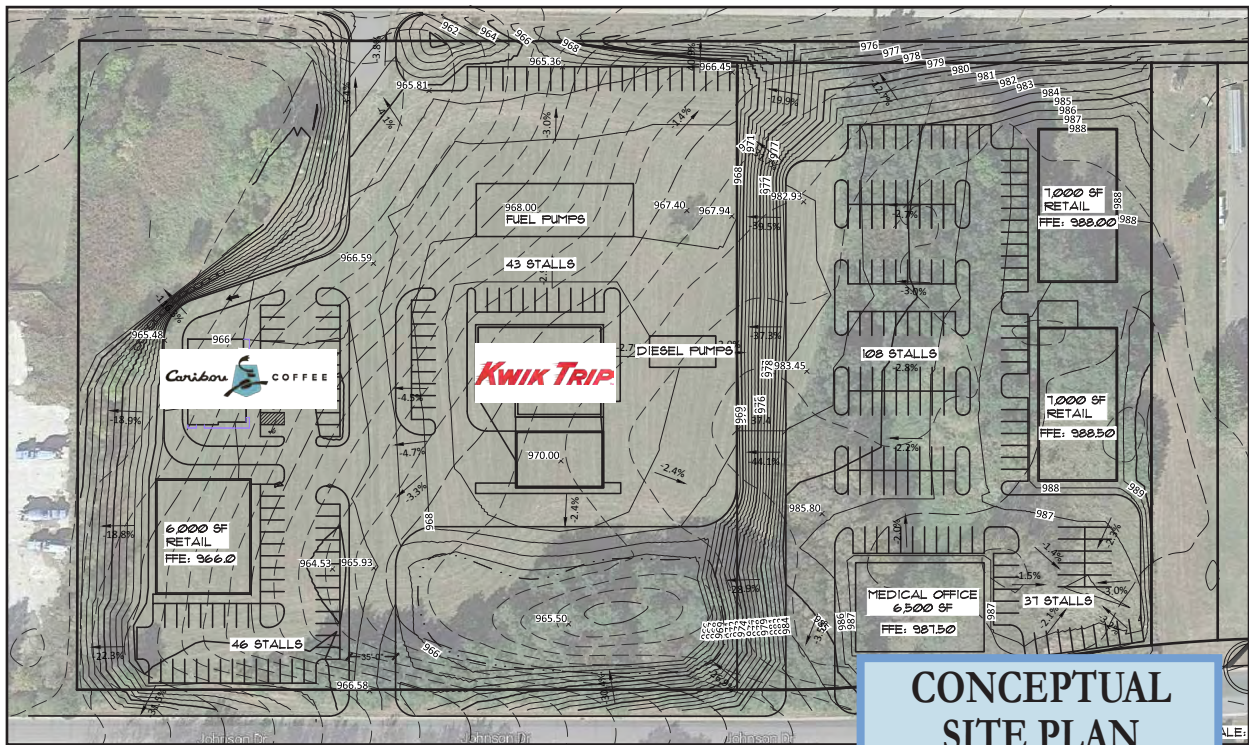
CONTACT INFORMATION

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SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | DELANO



CONCEPTUAL SITE PLAN

