

# PROPERTY SUMMARY

**LOCATION:** 5700 W 78th Street | Bloomington, MN

**DESCRIPTION:** Double Tree parking lot

**LOT SIZE:** 2.57 acres

**PARCEL ID:** 16.116.21.22.0002

**ZONING:** CS 1: Commercial Service

#### FOR SALE

**ASKING PRICE:** \$2,900,000

#### TRAFFIC COUNTS

**142,116 VPD** 1-494

**61,466 VPD** MN-100

**15,721 VPD** Edina Industrial Blvd

#### **HIGHLIGHTS**

- Superb location in the NWQ of I-494 + MN 100 and within 10 miles of MSP Airport and the Mall of America
- Hotel has ground leased the parking lot for over 40+ years
- Great development site with easy access and excellent visibility
- In place income while developer secures entitlements with cancellation provisions

### **DEMOGRAPHICS**

DISTANCE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,809	75,411	245,082
DAYTIME EMPLOYMENT	33,589	104,064	24,555
MEDIAN HH INCOME	\$92,420	\$94,328	\$94,059
AVERAGE HH INCOME	\$122,575	\$122,845	\$121,487

#### **AREA TENANTS**





















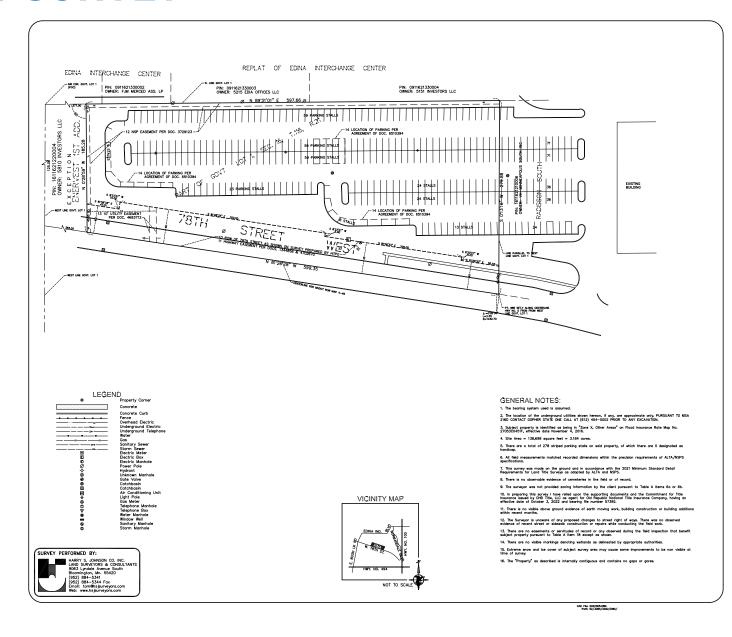








## ALTA **SURVEY**



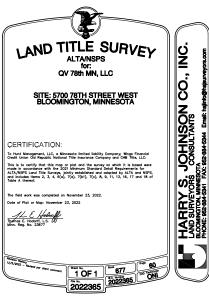
#### LEGAL DESCRIPTION

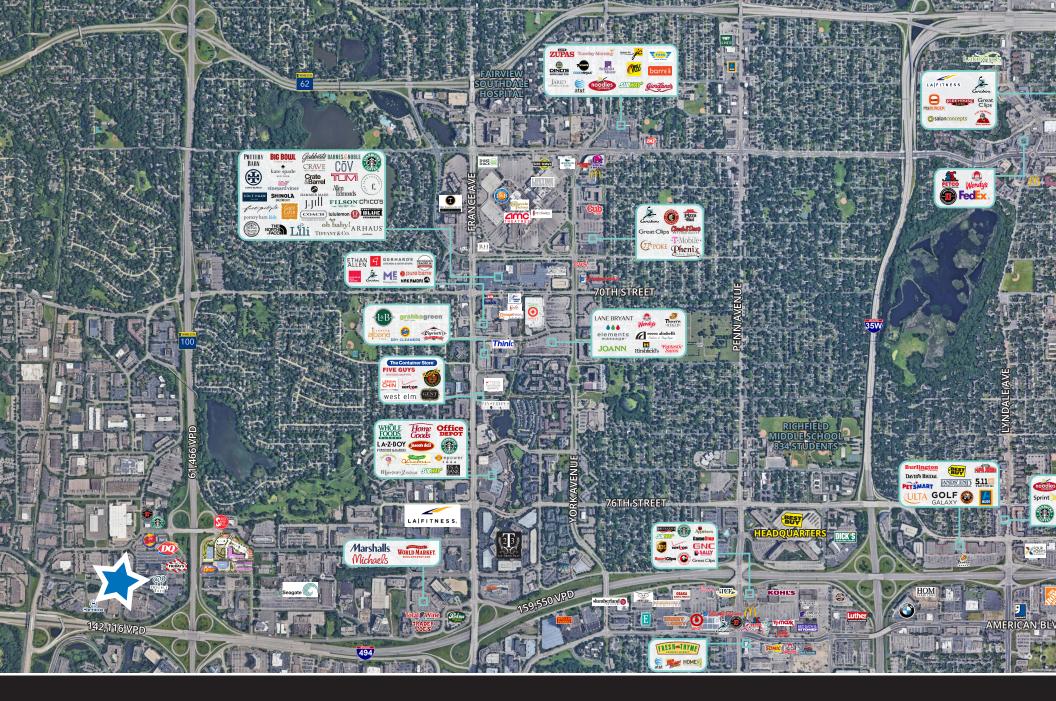
All that part of Government Lot 1, Section 16, Township 118 North, Ronge 21, West of the 5th Phricipal Meridian, Hennepin Courty, Minnesota, described as follows: the Meridian Meridian, Hennepin Courty, Minnesota, described as follows: the Government Lot 1 to the content line of State Highway No. 5; thence Southeastery Joing the center line of sold Highway 865 feet; thence North porallel with the Hest line of sold Government Lot 1 to the North line of sold Hopping 100 to 100 the Hest line of sold Government Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Government Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 16, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 18, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 18, Township 118, Ronge 2, described as follows: All that part of Covernment Lot 1, Section 18, Township 118, Ronge 2, described as follows: All that part of Ronge 2, described as follows: All that part of Ronge 2, described as fo

NOTES CORRESPONDING TO SCHEDULE B:

Right of way for 78th Street West (Old State Highway No. 5) as shown on the survey of the Land reported by Hansen Thorp Pellinen Olson, Inc., dated September 25, 2013. (AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:





#### FOR MORE INFO CONTACT: