



LAKETOWNE PLACE LAND

Commercial Land



FOR SALE

6600 Laketowne Place
Albertville, MN
55331



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PROPERTY OVERVIEW

Prime 1.64-acre commercial lot zoned B-2A (Special Business District), ideal for diverse business opportunities including offices, clinics, day care, retail, dining, service providers, recreational facilities, and hospitality ventures. Located under a mile from I-94 and adjacent to the bustling Albertville Premium Outlets, this property offers excellent visibility and access. The site is surrounded by established commercial developments with ample parking available.

PROPERTY FEATURES

- City sewer and water available
- Less than 1-mile north of I-94
- Approximately 17,000 VPD on Labeaux Avenue NE
- Land is adjacent to:
 - Laurel Academy Early Learning Center
 - inFIT Gym
 - La Fouquette Salon
 - Impress Nails
 - White Smiles Family Dentistry
 - And more!
- Ask an agent about the shared parking easement and possible subdivision opportunity

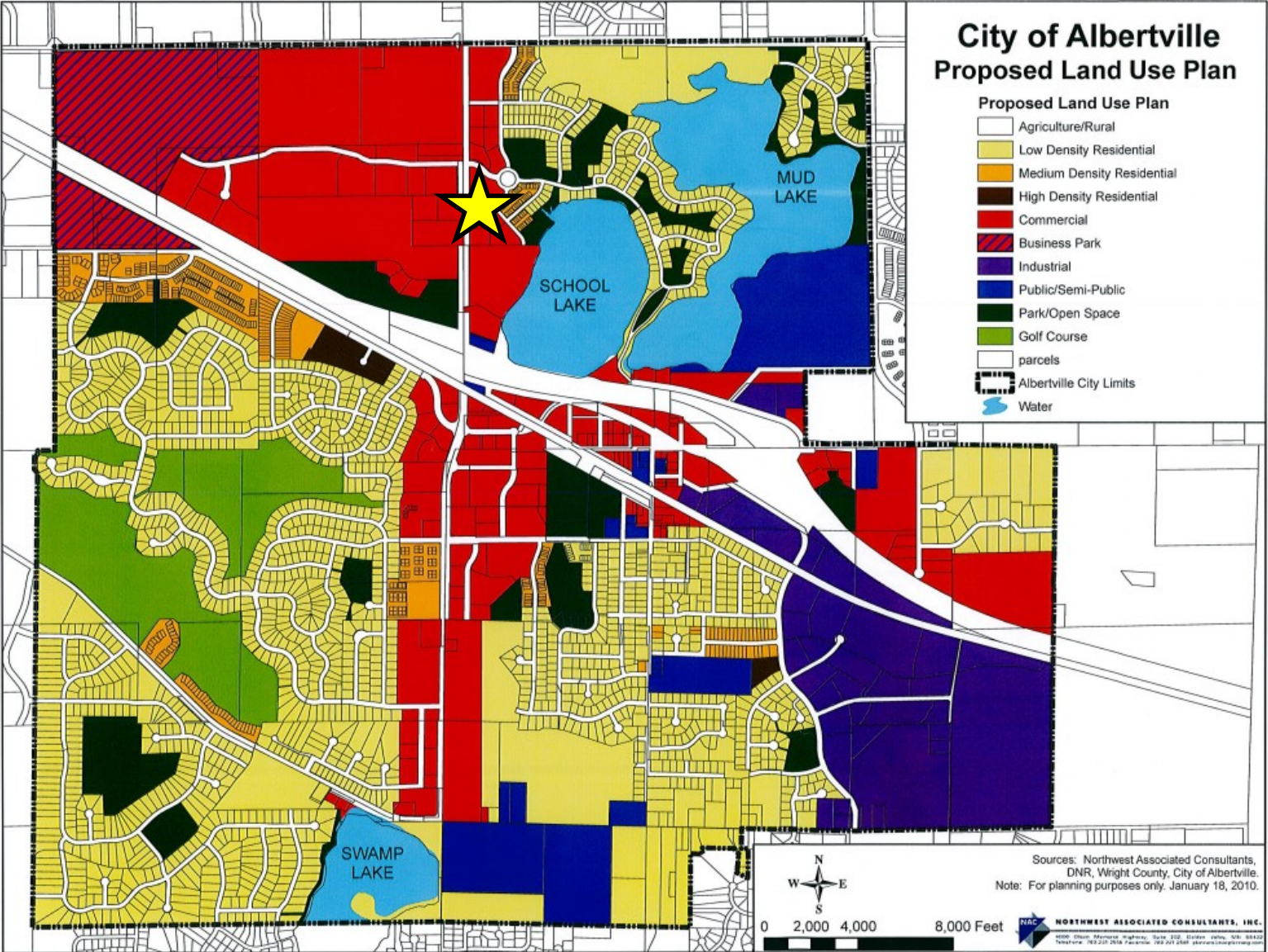
Address:	6600 Laketowne Place Albertville, MN 55301
Acres:	1.64
List Price:	Negotiable
Zoning:	B-2A
County:	Wright



IAG COMMERCIAL
REAL ESTATE



Proposed Land Use



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6600 Laketowne Pl, Albertville, MN 55301

CITY, STATE

Albertville, MN

POPULATION

41,044

AVG. HH SIZE

2.91

MEDIAN HH INCOME

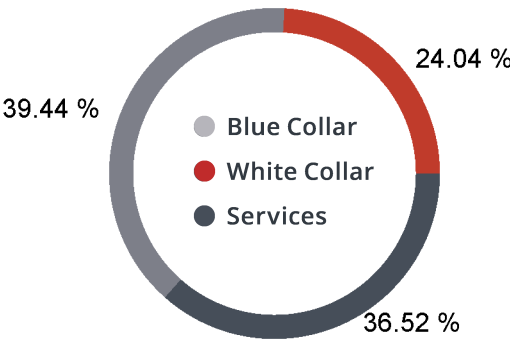
\$77,944

HOME OWNERSHIP

Renters: 1,417

Owners: 12,400

EMPLOYMENT



54.78 %

Employed

1.10 %

Unemployed

EDUCATION

High School Grad: 33.96 %

Some College: 27.26 %

Associates: 9.85 %

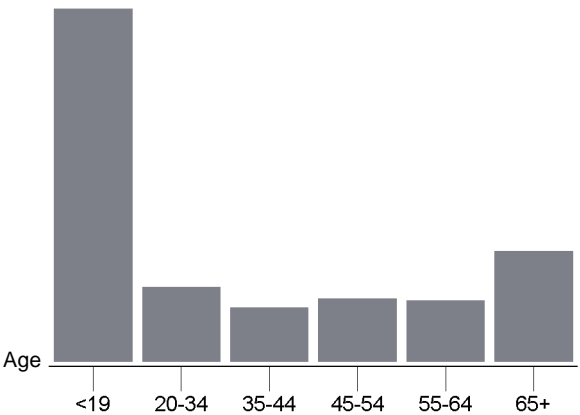
Bachelors: 22.36 %

GENDER & AGE

50.35 %



49.65 %



RACE & ETHNICITY

White: 90.02 %

Asian: 2.37 %

Native American: 0.05 %

Pacific Islanders: 0.00 %

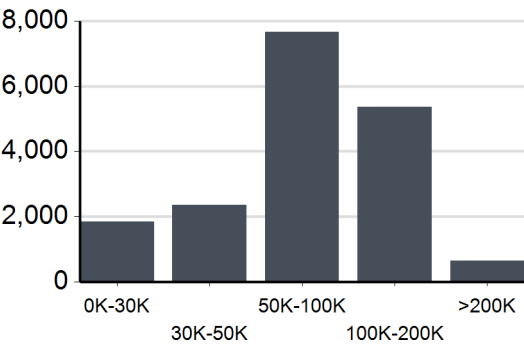
African-American: 2.18 %

Hispanic: 2.56 %

Two or More Races: 2.82 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$19,263



Grocery

\$7,036



Travel

\$7,530



Entertainment

\$3,296



Electricity

\$1,709



Apparel

\$1,450



Furniture

\$271

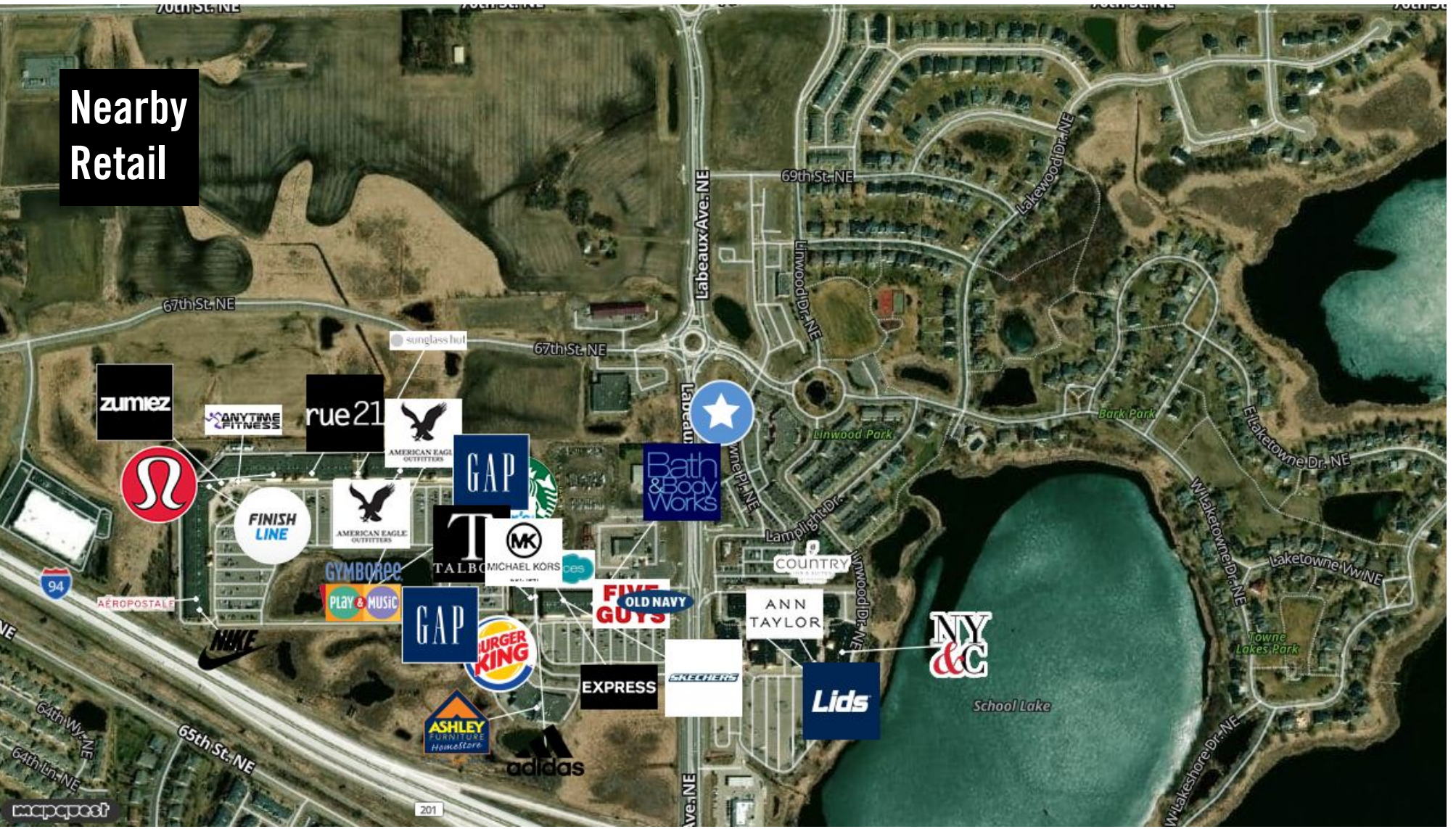


Gas

\$420

6600 Laketowne Pl - 1.65 Acres

Nearby
Retail



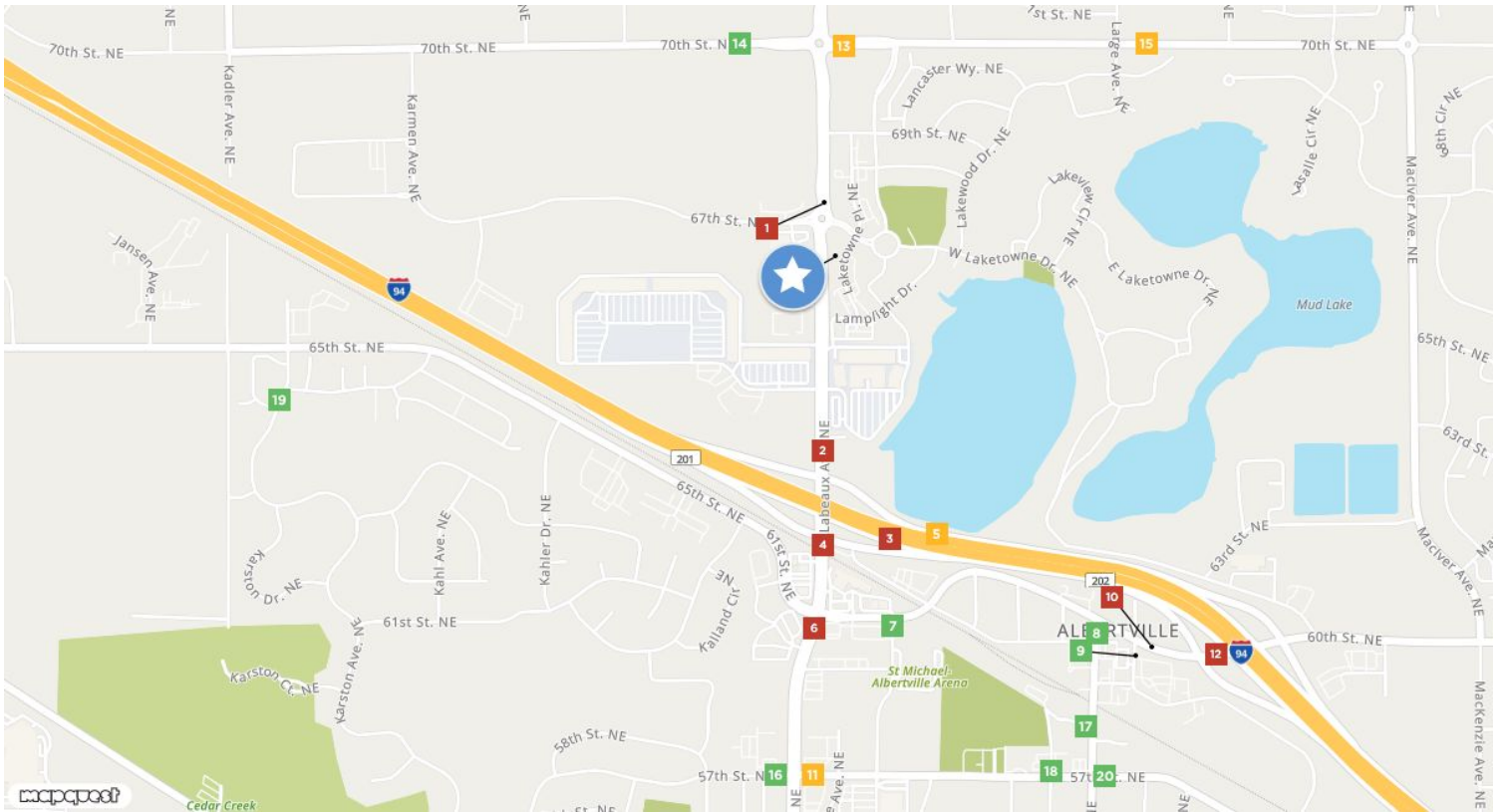
6600 Laketowne Pl - 1.65 Acres

MOODY'S

IAG Commercial

80 South 8th Street, Suite 900 Minneapolis, MN 55402 | 612-868-7429

Traffic Counts



CR 19 1 W Laketowne Dr Year: 2022 10,646	Labeaux Avenue Northeast 2 Outlets at Albertville Year: 2022 16,890 Year: 2016 16,700 Year: 2008 17,000	I 94 3 Labeaux Ave NE Year: 2022 48,854	Labeaux Avenue Northeast 4 Co Hwy 37 Year: 2022 18,892 Year: 2016 18,700 Year: 2008 19,100	5 60th St NE Year: 2022 5,432
CR 19 6 61st St NE Year: 2022 16,919	Lachman Avenue Northeast 7 61st St NE Year: 2022 1,383 Year: 2016 1,300	Main Avenue Northeast 8 60th St NE Year: 2022 3,605 Year: 2016 2,950	9 Co Hwy 37 Year: 2022 3,490	61st Street Northeast 10 Large Ave NE Year: 2022 10,597 Year: 2016 15,000 Year: 2008 17,000
57th Street Northeast 11 Lacentre Ave Year: 2022 6,678 Year: 2016 7,200	61st Street Northeast 12 I- 94 Year: 2022 11,251 Year: 2016 11,100 Year: 2008 11,300	13 Labeaux Ave NE Year: 2021 5,614	14 Labeaux Ave NE Year: 2021 4,205	70th Street Northeast 15 Large Ave NE Year: 2021 5,209 Year: 2016 2,650
16 Labeaux Ave NE Year: 2021 4,084	17 Main Ave NE Year: 2021 164	18 57th St NE Year: 2021 144	19 Karston Cv NE Year: 2021 700	20 Main Ave NE Year: 2021 930

MOODY'S
ANALYTICS

Catylist

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