



IAG COMMERCIAL
REAL ESTATE

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.

**6600 Laketowne Place
Albertville, MN
55301**

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

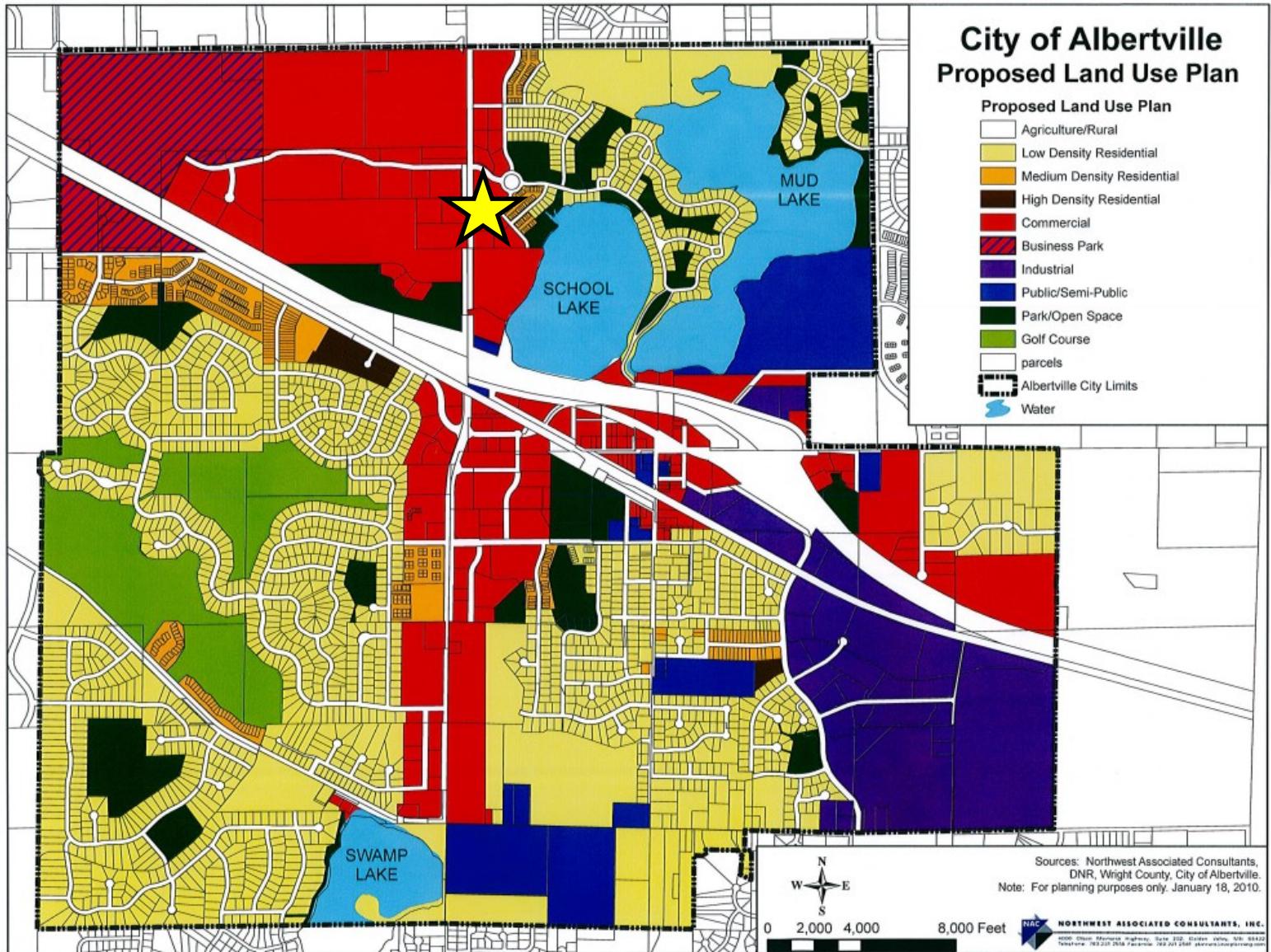
PROPERTY FEATURES

- 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





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

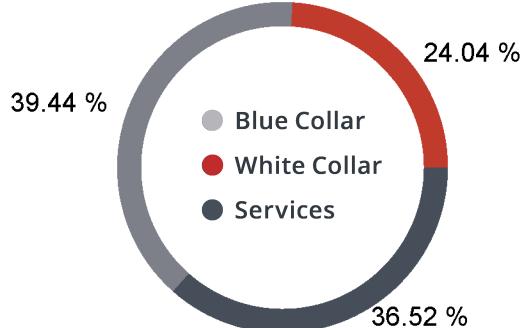
\$77,944

HOME OWNERSHIP

Renters:  **1,417**

Owners:  **12,400**

EMPLOYMENT



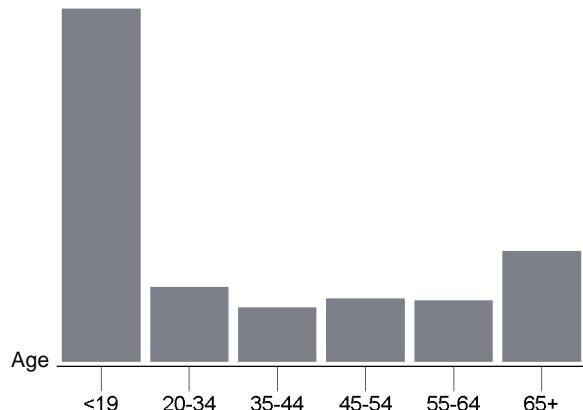
54.78 %
Employed **1.10 %**
Unemployed

EDUCATION

High School Grad: **33.96 %**
Some College: **27.26 %**
Associates: **9.85 %**
Bachelors: **22.36 %**

GENDER & AGE

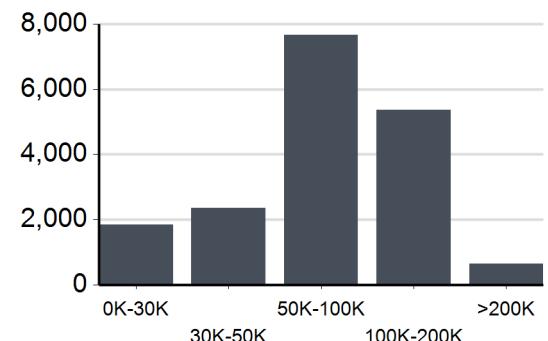
50.35 %  **49.65 %** 



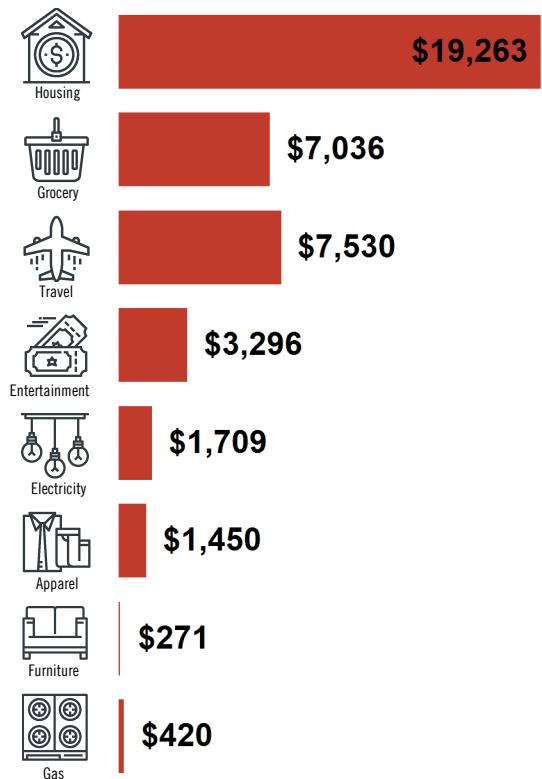
RACE & ETHNICITY

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 %**

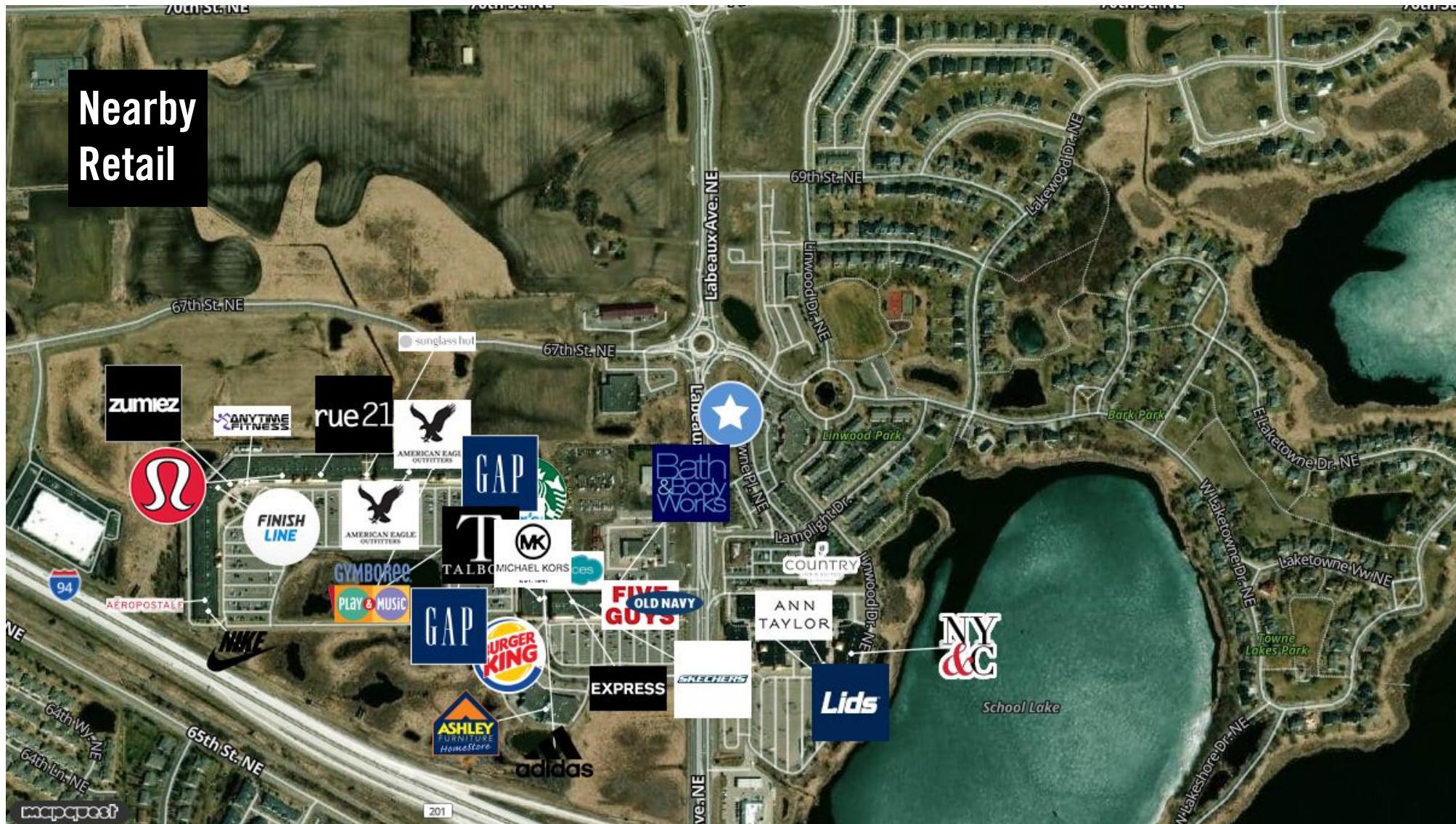
INCOME BY HOUSEHOLD



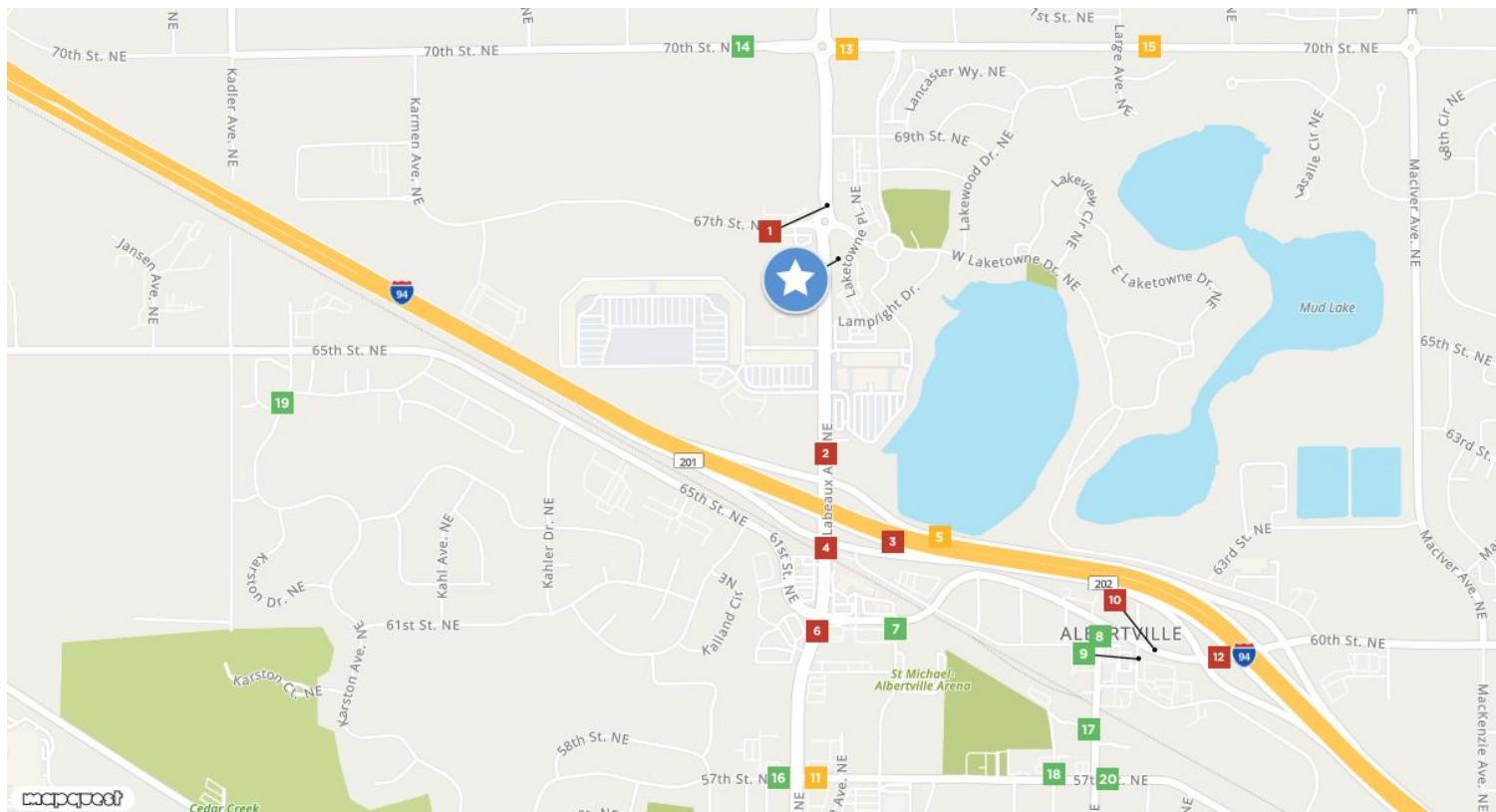
HH SPENDING



Nearby Retail



Traffic Counts



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