



JLL SEE A BRIGHTER WAY

For sale

Carver Land 8.64 Acres

12460 Jonathan Carver Pkwy
Carver, MN 55318

Property Highlights

- Approximately 8.64 acres available; site is divisible
- Excellent visibility to Highway 212
- Great proximity to Southwest Metro and Twin Cities
- 12 minutes from Interstate 494
- Great regional access via Hwy 212, CR 61, and CR 11
- Adjacent to Mills Fleet Farm
- Utilities adjacent to site
- For Sale, Lease or BTS
- Allowed use: retail, commercial, office, etc

Jeremy Grittner

Vice President, Brokerage & Leasing
jeremy.grittner@jll.com
+1 612 217 5156

Ted Gonsior

Managing Director, Brokerage & Leasing
ted.gonsior@jll.com
+1 612 217 5148

jll.com

Jones Lang LaSalle Americas, Inc. License #: CO508577000

Traffic counts

20,400 vpd **9,700 vpd**

Highway 212

Jonathan Carver Pkwy

* Source: Minnesota Department of Transportation 2018 Study averages are per day total cars

Demographics

	Median HH Income	Average HH Income
1,551 population in 1-mile radius	\$117,927	\$138,952
18,370 population in 3-mile radius	\$93,319	\$112,959
41,614 population in 5-mile radius	\$95,769	\$121,427

*Source: ESRI 2019 Est.

[Link to the city Zoning Information page →](#)

Jeremy Grittner
Vice President, Brokerage & Leasing
jeremy.grittner@jll.com
+1 612 217 5156

Ted Gonsior
Managing Director, Brokerage & Leasing
ted.gonsior@jll.com
+1 612 217 5148

