

**SALE**

# River Links Commercial Site - 5.74 Acres

**XXX 14TH AVENUE SOUTH**

Cold Spring , MN 56320

**PRESENTED BY:**

**MIKE BOBICK, CCIM**

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Fully Serviced – All utilities available on-site.
- High-Growth Area – Adjacent to 300 platted residential lots, with 60 already sold and developed.
- Desirable Location – Situated in a sought-after school district.
- Prime Visibility – Excellent sightlines and strong traffic exposure on Highway 23.

OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	5.74 Acres
ZONING:	C-3 HIGHWAY COMMERCIAL

PROPERTY DESCRIPTION

Prime 5.74-acre commercial site ideal for retail, service, office, or mixed-use development. Excellent opportunity to serve the growing Cold Spring/Richmond area with a multi-tenant center or a combination of ground-floor retail and upper-level multifamily units.

- \*High Visibility & Traffic – Located along Highway 23 with 15,700 vehicles per day (2019).
- \*Strong Demographics – Annual household incomes near \$100,000; average home values around \$365,000.
- \*Strategic Access – Direct entry from Highway 23 via 14th Avenue South, plus secondary access from River Links Drive.

Positioned on the west edge of Cold Spring, MN, this site offers excellent sightlines and prime exposure in a high-growth corridor. Don't miss this exceptional development opportunity.

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RETAILER MAP



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## MAJOR EMPLOYERS



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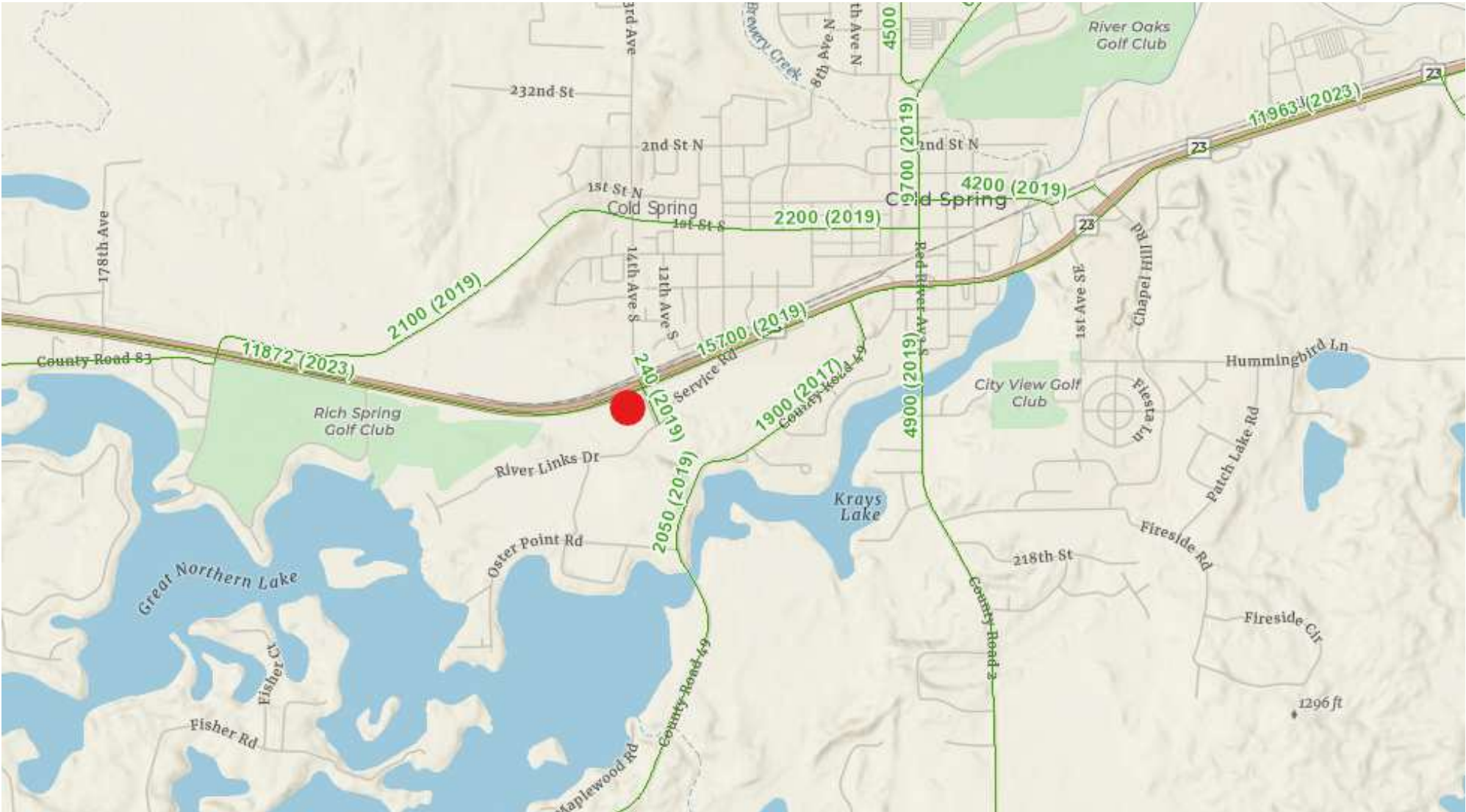
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## MAJOR EMPLOYERS

- Tri-City Cable (Channel 10) TV – Local television broadcasting.
- Coldspring (formerly Cold Spring Granite Company) – Leading natural stone manufacturer; 800+ employees.
- GNP Company (Pilgrim's Pride) – Poultry processing; 1,000+ employees.
- Cold Spring Brewing Company – Beverage manufacturing; 300+ employees.
- School District 750 (ROCORI Schools) – Public education system; 400+ employees.
- Assumption Campus – Senior living and healthcare services; 150+ employees.
- Cold Spring Electric – Electrical services provider.
- Cold Spring Bakery – Retail and commercial bakery; 50+ employees.
- Lumber One – Building materials and construction services.
- St. Boniface – Catholic church and school.
- Midcontinent Communications – Telecommunications provider.
- Granite Community Bank – Local financial institution.
- Teal's Market – Grocery store; 50+ employees.
- The Great Blue Heron – Restaurant and event center.
- Marnanteli's Pizza – Local pizzeria and restaurant.
- City of Cold Spring – Municipal government; 40+ employees.
- Hardee's – Fast food restaurant.
- Westwind Woodworkers – Custom cabinetry and woodworking.

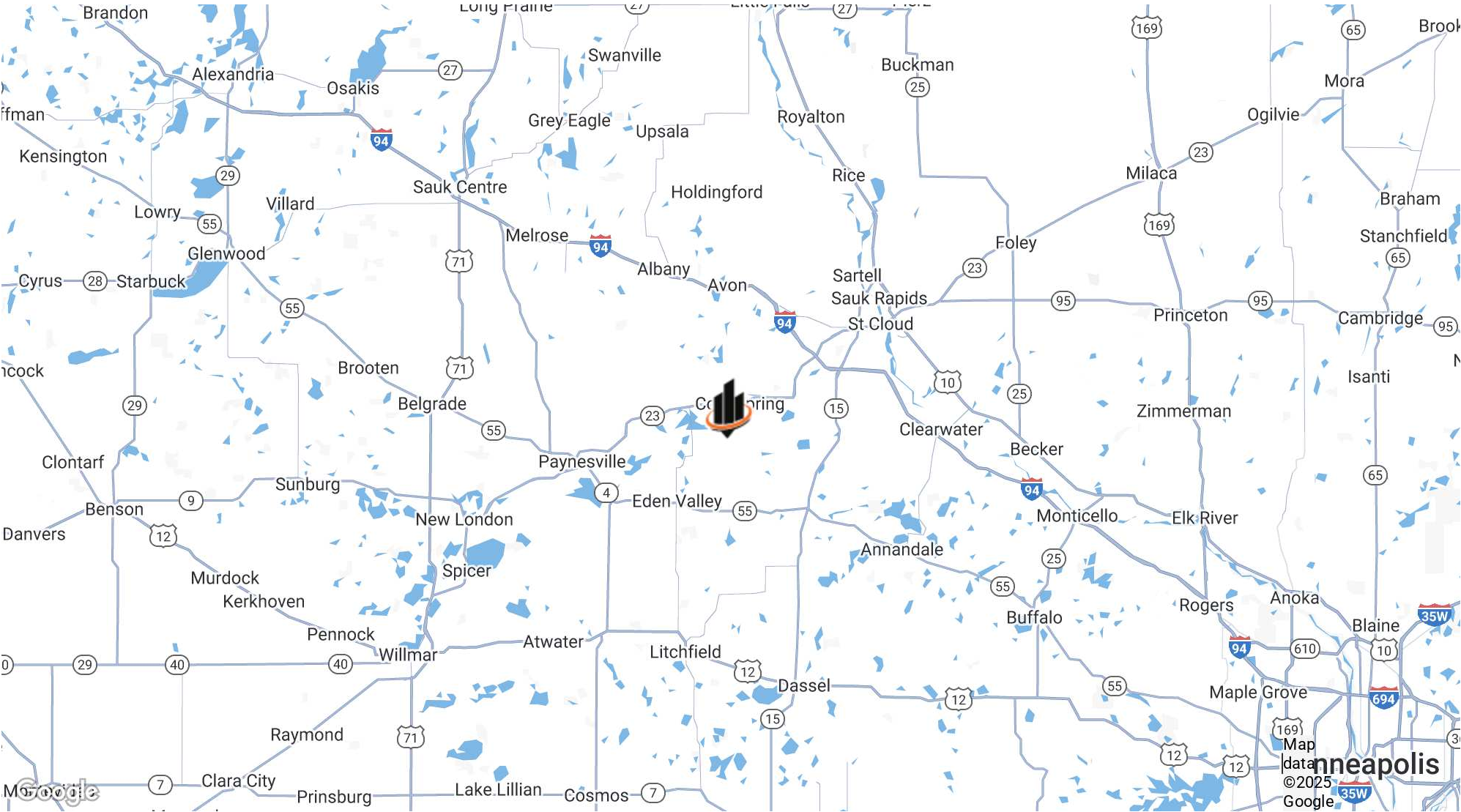


TRAFFIC COUNT



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LOCATION MAP



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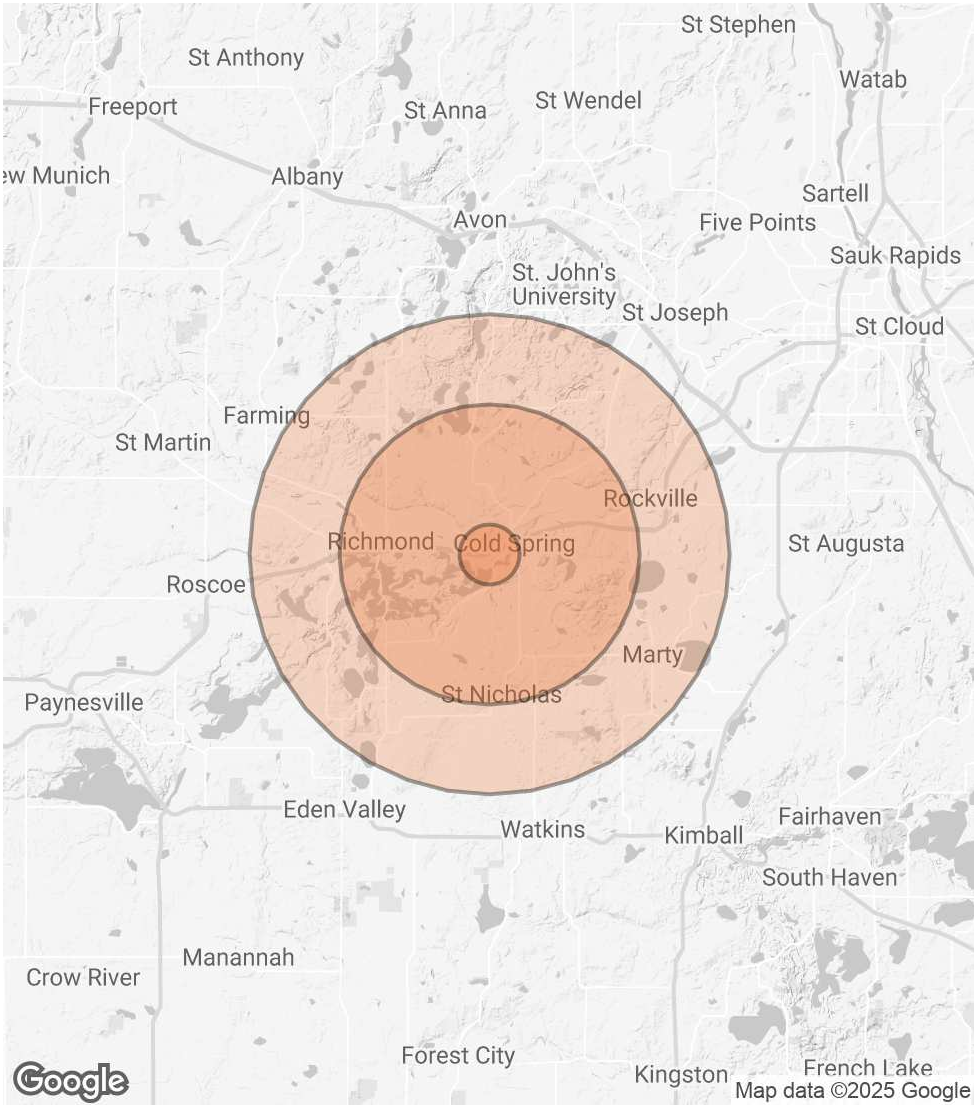
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	8 MILES
TOTAL POPULATION	2,726	10,989	14,557
AVERAGE AGE	43	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	8 MILES
TOTAL HOUSEHOLDS	1,125	4,357	5,748
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$95,381	\$101,173	\$103,554
AVERAGE HOUSE VALUE	\$338,017	\$371,010	\$389,492

Demographics data derived from AlphaMap



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ADVISOR BIO 1



MIKE BOBICK, CCIM

Senior Advisor

mike.bobick@svn.com  
Direct: 320.333.2692

PROFESSIONAL BACKGROUND

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike’s 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.

EDUCATION

Bachelor of Science degree in Business Administration – St. John’s University, Collegeville, Minnesota.  
A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors. (MNCAR Board of Realtors)  
Past President of the St. Cloud Area Association of Realtors (SCAAR)  
Condemnation Hearing Commissioner for Stearns, Benton Counties as well as numerous Central Minnesota cities and municipalities  
Minnwest Bank Advisory Board Member

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## ADVISOR BIO 2



### TOM SANQUIST

Advisor

tom.sanquist@svn.com

Direct: **320.282.2042** | Cell: **320.282.2042**

### PROFESSIONAL BACKGROUND

Tom is a Commercial Advisor at SVN GC Real Estate, assisting in all types of commercial and multifamily transactions. He has a passion to make deals happen and to continually learn everything there is to know about commercial investing, sales, leasing, and management to use that combined knowledge to guide his clients through important decisions. Tom has always been self motivated and driven. He's been self-employed since the age of 19; quickly going from construction laborer to general contractor to real estate investor to commercial property manager and now brokerage advisor.

### EDUCATION

Tom has multiple licenses including Real Estate and General Contractor Builder/Remodeler with over 15 years of experience in commercial and residential, property management, leasing, sales, building and remodeling. He has been actively investing in real estate for over 9 years.

### MEMBERSHIPS

CCIM Candidate- Certified Commercial Investment Member  
MNCAR - Minnesota Commercial Association of Realtors  
BUILDING CONTRACTOR - License # BC718302  
REAL ESTATE SALESPERSON - License # 40795096

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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