

INDUSTRIAL FOR SALE

13960 LAKE DRIVE NE - LIGHT INDUSTRIAL

13960 LAKE DRIVE NORTHEAST, FOREST LAKE, MN 55025



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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13960 LAKE DRIVE NORTHEAST



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EXECUTIVE SUMMARY

13960 LAKE DRIVE NORTHEAST



OFFERING SUMMARY

PRICE: \$749,950

BUILDING SF: 1152

LOT SIZE: 6.46 acres

PRICE / ACRE: 116,091

PROPERTY OVERVIEW

Discover over 6 acres of opportunity in a prime light industrial zone, perfect for entrepreneurs, contractors, or developers. Set in a high-demand area with easy access, this versatile property features a residential-style house, pole barn, and a brand new septic system. Ideal for storage, fabrication, or a custom business build-out. Existing structures can be renovated or cleared—offering a true blank canvas for your vision.

PROPERTY HIGHLIGHTS

- Over 6 acres in a prime light industrial zone
- High-demand location with excellent access.
- Brand-new septic system already installed
- Wide-open space — a blank canvas for your business vision.
- Existing structures can be reimaged or removed — you're not tied to a preset layout.

13960 LAKE DRIVE NORTHEAST



PROPERTY PHOTOS

13960 LAKE DRIVE NORTHEAST



TRAFFIC COUNT

13960 LAKE DRIVE NORTHEAST



Traffic Counts within 1 mile by Proximity

1 8,731

Lake Drive Northeast

2024 Est. daily traffic counts

Cross: 141st Ave NE

Cross Dir: SW

Distance: 0.06 miles

Historical counts

Year ▲ Count Type

2018 ▲ 8,800 AADT

2 6,319

Lake Dr NE

2024 Est. daily traffic counts

Cross: 145th Ave NE

Cross Dir: NE

Distance: 0.31 miles

Historical counts

Year ▲ Count Type

2011 ▲ 6,500 AADT

2010 ▲ 6,270 AADT

2007 ▲ 6,300 AADT

2006 ▲ 6,747 AADT

2002 ▲ 6,400 AADT

3 398

Pine St

2024 Est. daily traffic counts

Cross: Lake Dr

Cross Dir: E

Distance: –

4 425

Pine Street

2021 Est. daily traffic counts

Cross: Lake Dr

Cross Dir: E

Distance: 0.08 miles

Historical counts

Year ▲ Count Type

2010 ▲ 315 AADT

AADT - Annual Average Daily Traffic

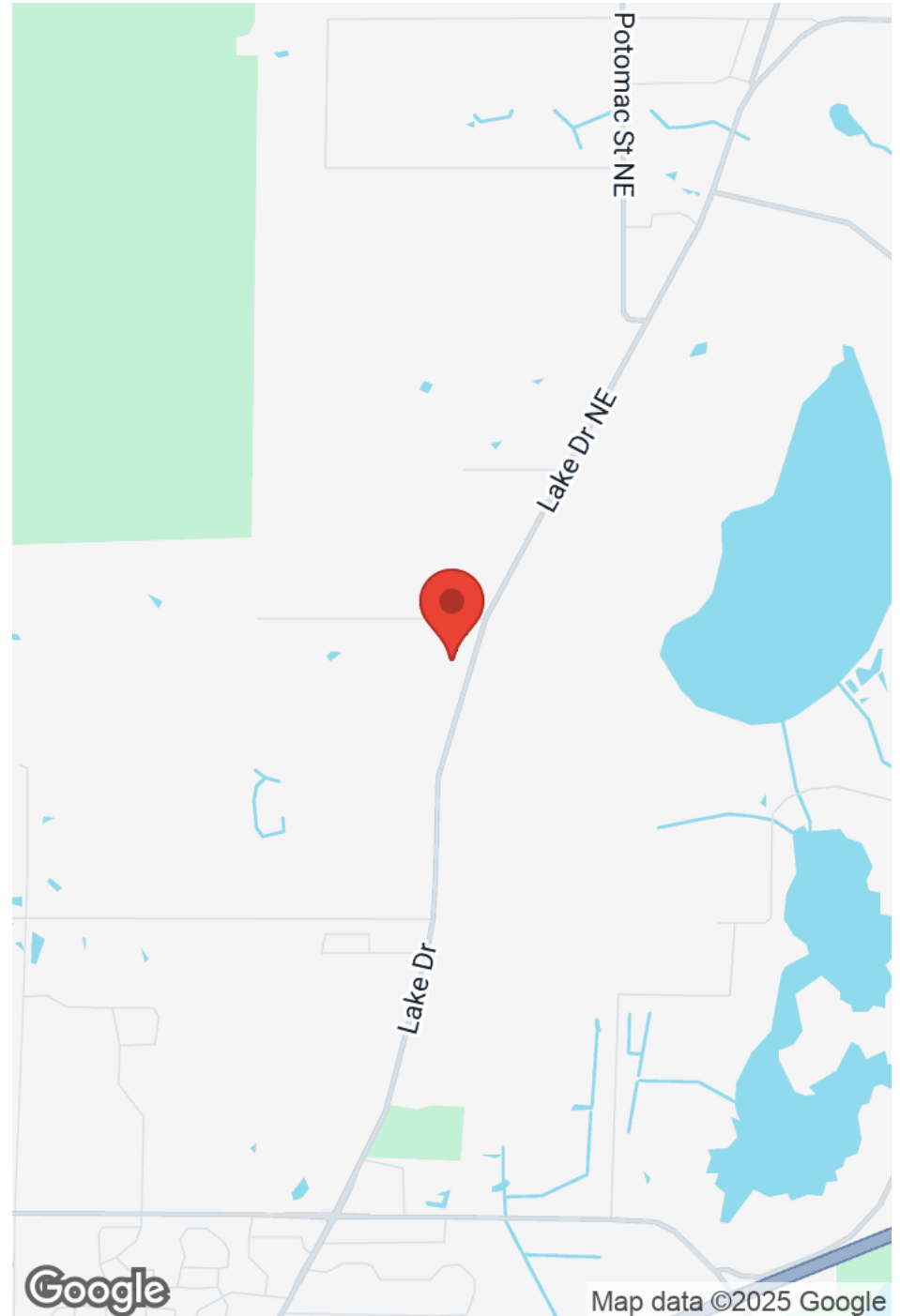
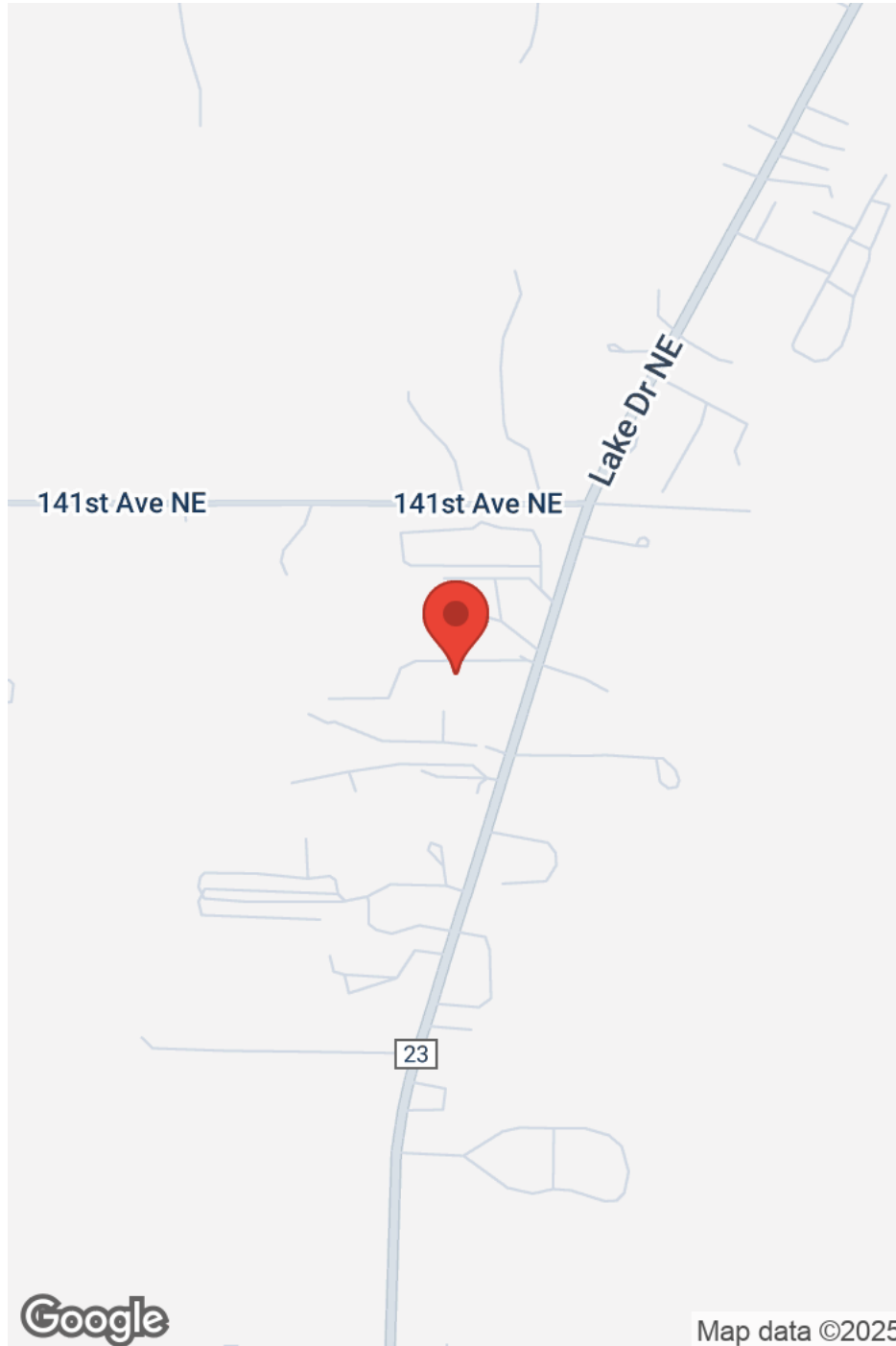
ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

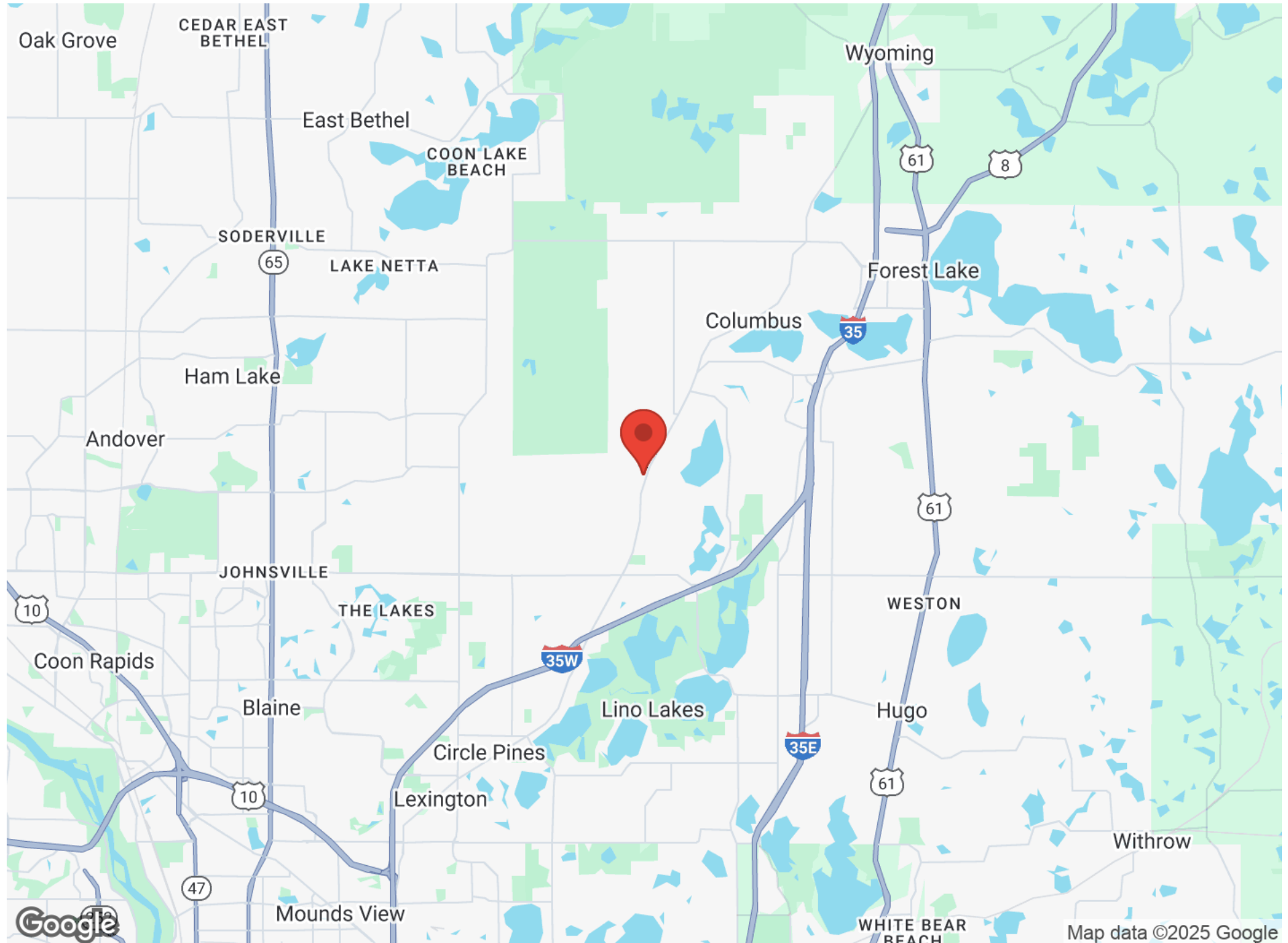
LOCATION MAPS

13960 LAKE DRIVE NORTHEAST



REGIONAL MAP

13960 LAKE DRIVE NORTHEAST



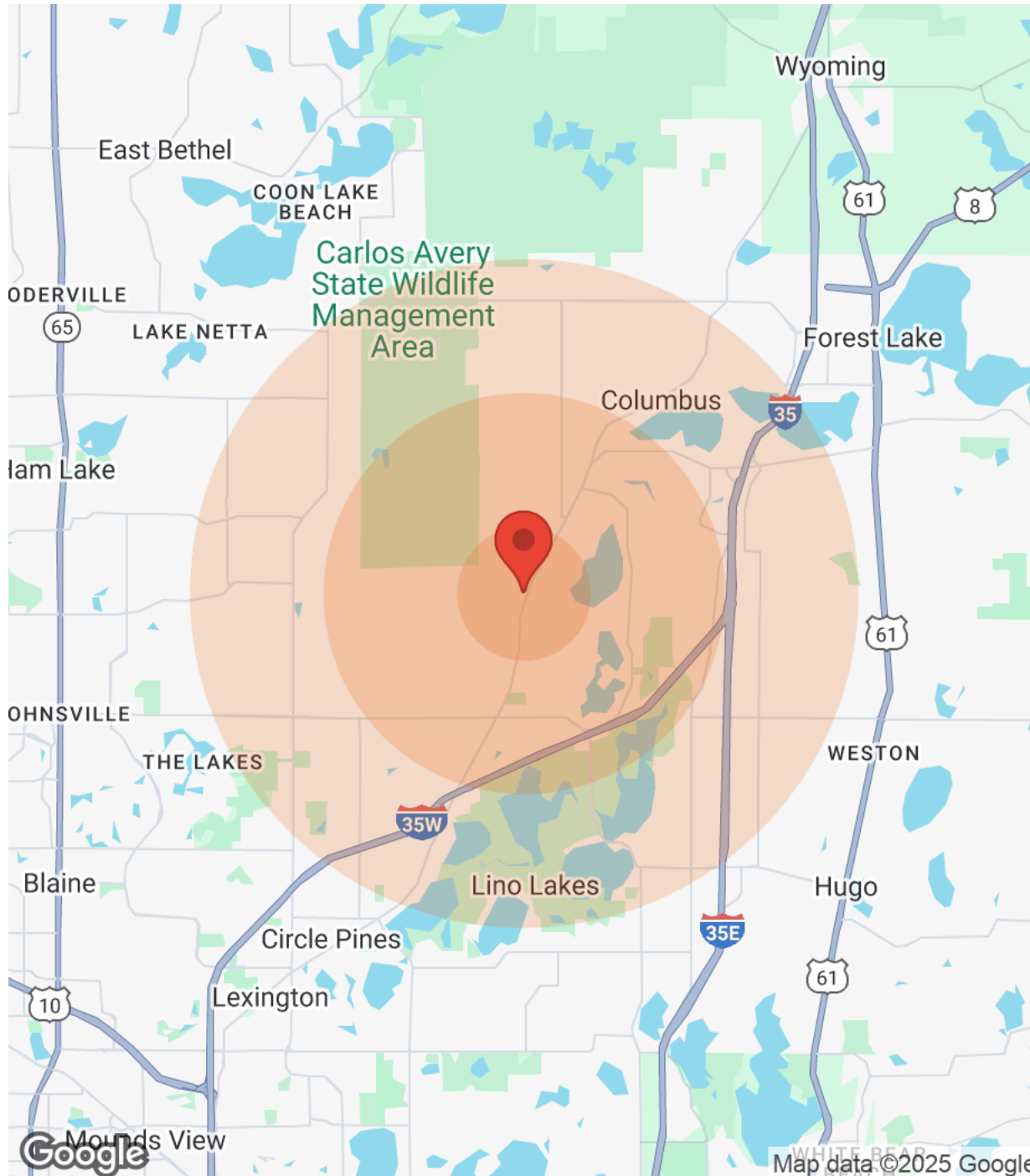
AERIAL MAP

13960 LAKE DRIVE NORTHEAST



DEMOGRAPHICS

13960 LAKE DRIVE NORTHEAST



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | N/A | 2,691 | 20,752 |
| Female | N/A | 2,546 | 18,273 |
| Total Population | N/A | 5,237 | 39,025 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | N/A | 909 | 7,949 |
| Ages 15-24 | N/A | 789 | 6,161 |
| Ages 25-54 | N/A | 2,065 | 15,599 |
| Ages 55-64 | N/A | 788 | 5,085 |
| Ages 65+ | N/A | 686 | 4,231 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | N/A | 4,984 | 36,185 |
| Black | N/A | 10 | 747 |
| Am In/AK Nat | N/A | 5 | 107 |
| Hawaiian | N/A | N/A | 2 |
| Hispanic | N/A | 40 | 497 |
| Multi-Racial | N/A | 130 | 1,278 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|----------|----------|
| Median | N/A | \$81,403 | \$90,056 |
| < \$15,000 | N/A | 99 | 527 |
| \$15,000-\$24,999 | N/A | 39 | 426 |
| \$25,000-\$34,999 | N/A | 91 | 594 |
| \$35,000-\$49,999 | N/A | 172 | 1,041 |
| \$50,000-\$74,999 | N/A | 320 | 2,548 |
| \$75,000-\$99,999 | N/A | 354 | 2,536 |
| \$100,000-\$149,999 | N/A | 550 | 3,407 |
| \$150,000-\$199,999 | N/A | 132 | 1,101 |
| > \$200,000 | N/A | 71 | 784 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | N/A | 1,762 | 12,891 |
| Occupied | N/A | 1,714 | 12,411 |
| Owner Occupied | N/A | 1,602 | 11,434 |
| Renter Occupied | N/A | 112 | 977 |
| Vacant | N/A | 48 | 480 |