

# LAND FOR SALE

## CHISAGO CITY



**1.20 ACRES**

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 **CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

## PROPERTY INFORMATION

Price	Negotiable
PID #	13.00003.04
Gross Acres	TBD / Approximately 1.20 acres
Zoning	Highway Commercial

## Traffic Counts (2025)

Collection Street	Cross Street	Traffic Volume	Distance from Property
302nd St	Lake Blvd NW	825	0.11 mi
302nd Street	Lake Blvd NW	840	0.12 mi
Lake Blvd	306th St NE	16,962	0.20 mi
Lake Blvd	Aldrid Ave S	18,734	0.28 mi
Stinson Ave	Aldrid Ave NE	1,516	0.36 mi
Shoquist Lane	Lake Blvd NW	2,850	0.39 mi
Shoquist Ln	Brink Ave NW	2,761	0.39 mi
Shoquist Ln	Lake Blvd NW	2,322	0.39 mi
Stinson Ave	Shoquist Ln NE	1,228	0.53 mi
North Ave	Habel Ln NE	1,840	0.60 mi



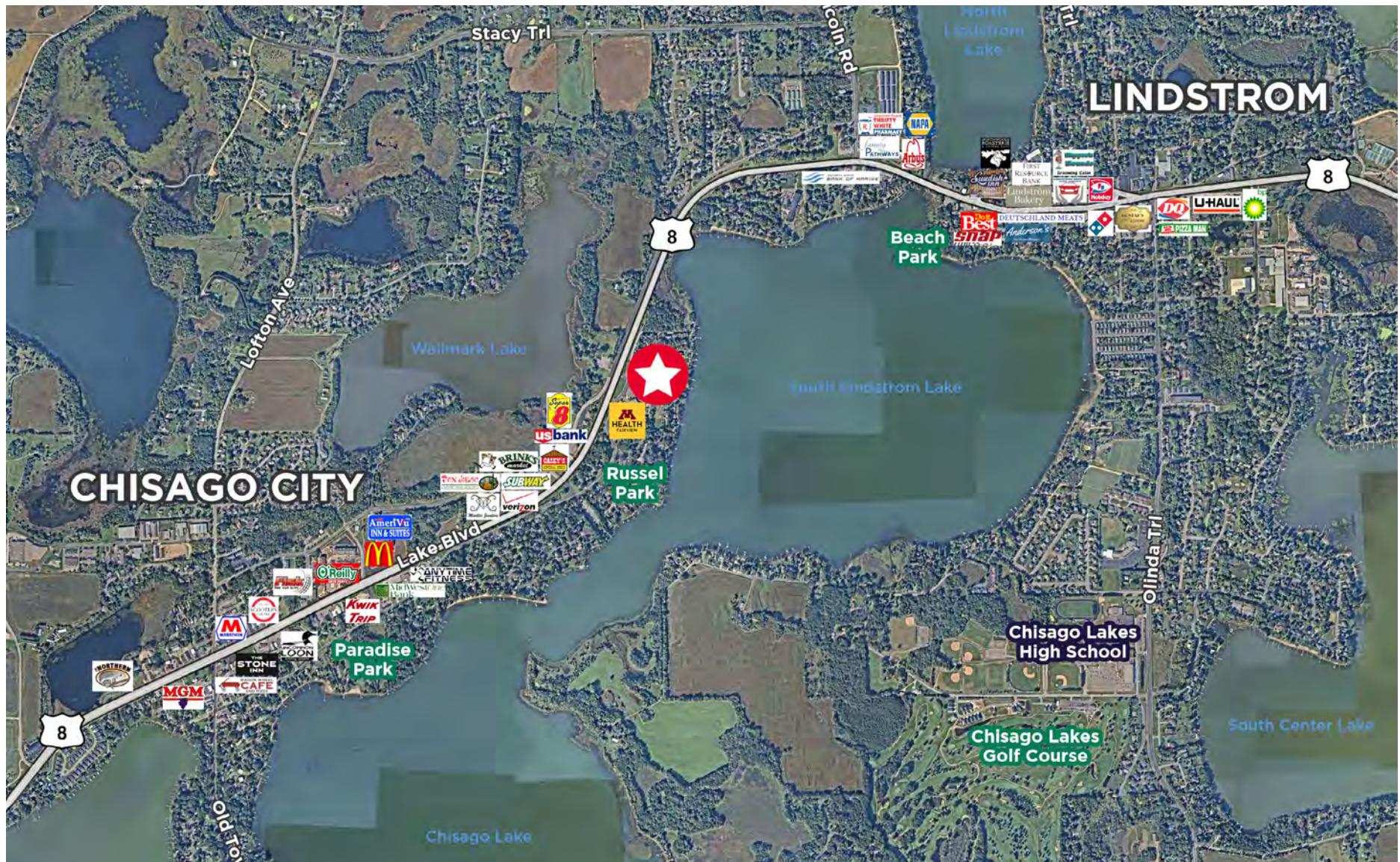
## Demographics (2024)

	1 Mile	3 Miles	5 Miles
Population	2,107	11,840	16,043
Households	848	4,765	6,250
Average HH Income	\$106,005	\$108,662	\$113,796

# AERIAL VIEW



# AREA **AMENITIES**



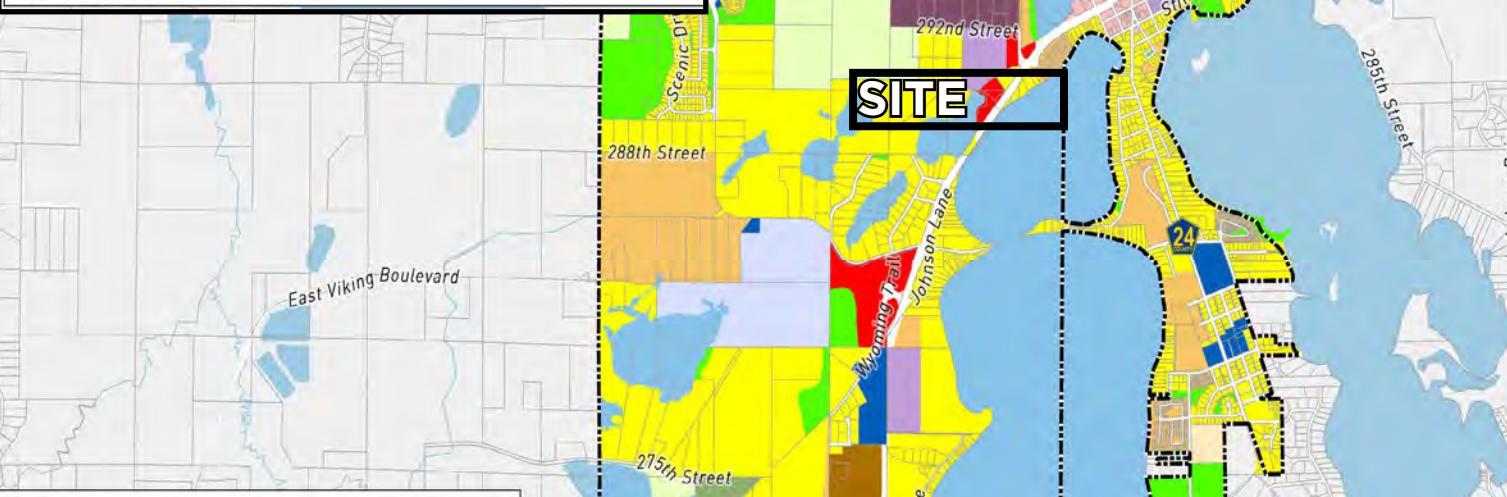
# PROPERTY PHOTOS



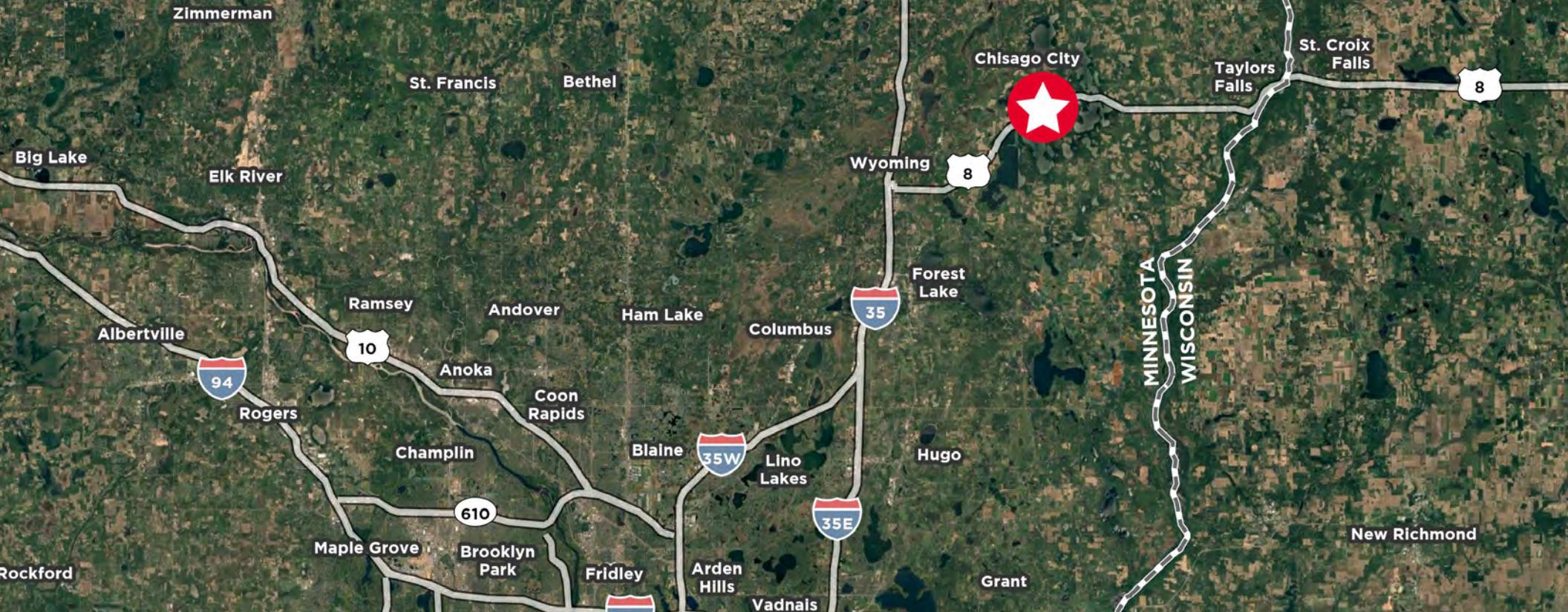
## Legend



Source: Minnesota DNR, MnDOT, Chisago County, Chisago City



# ZONING MAP



# CONTACT INFORMATION

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