

# STILLWATER

# FOR SALE



## SITE

# LAKE ELMO

# OAK PARK HEIGHTS

13045 60TH STREET N

# 2.34 COMMERCIAL ACRES OAK PARK HEIGHTS, MN

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# 13045 60TH STREET N

## OAK PARK HEIGHTS, MN

### Property Summary

The subject property includes roughly 2 acres guided for commercial uses. Adjacent to the property is a multitude of uses, including hotels, auto dealerships, and retail establishments. The property offers a unique opportunity to develop one of the last remaining land sites in this immediate area.

### Property Highlights

- Ideal retail location
- Well positioned on Hwy 36
- Sewer and water to property

### Property Information

PID #	05.029.20.22.0014
Calculated Acres	2.34
Future Use	Commercial, Commercial/Highway Business Development Area
2023 Total Tax	\$17,228



### Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	4,840	30,615	46,416
Households	2,241	11,813	17,687
Average HH Income	\$125,827	\$146,046	\$161,645
Daytime Population	8,264	19,264	26,354

# 13045 60TH STREET N

## OAK PARK HEIGHTS, MN

AERIAL

MINNESOTA  
36

37,848 vpd

MINNESOTA  
36

5,708 vpd

60th St N

**SITE**



**MENARDS**

# 13045 60TH STREET N OAK PARK HEIGHTS, MN

AERIAL

## STILLWATER



**SITE**

## OAK PARK HEIGHTS

## LAKE ELMO

Bayport Wildlife Management Area

# 13045 60TH STREET N

## OAK PARK HEIGHTS, MN

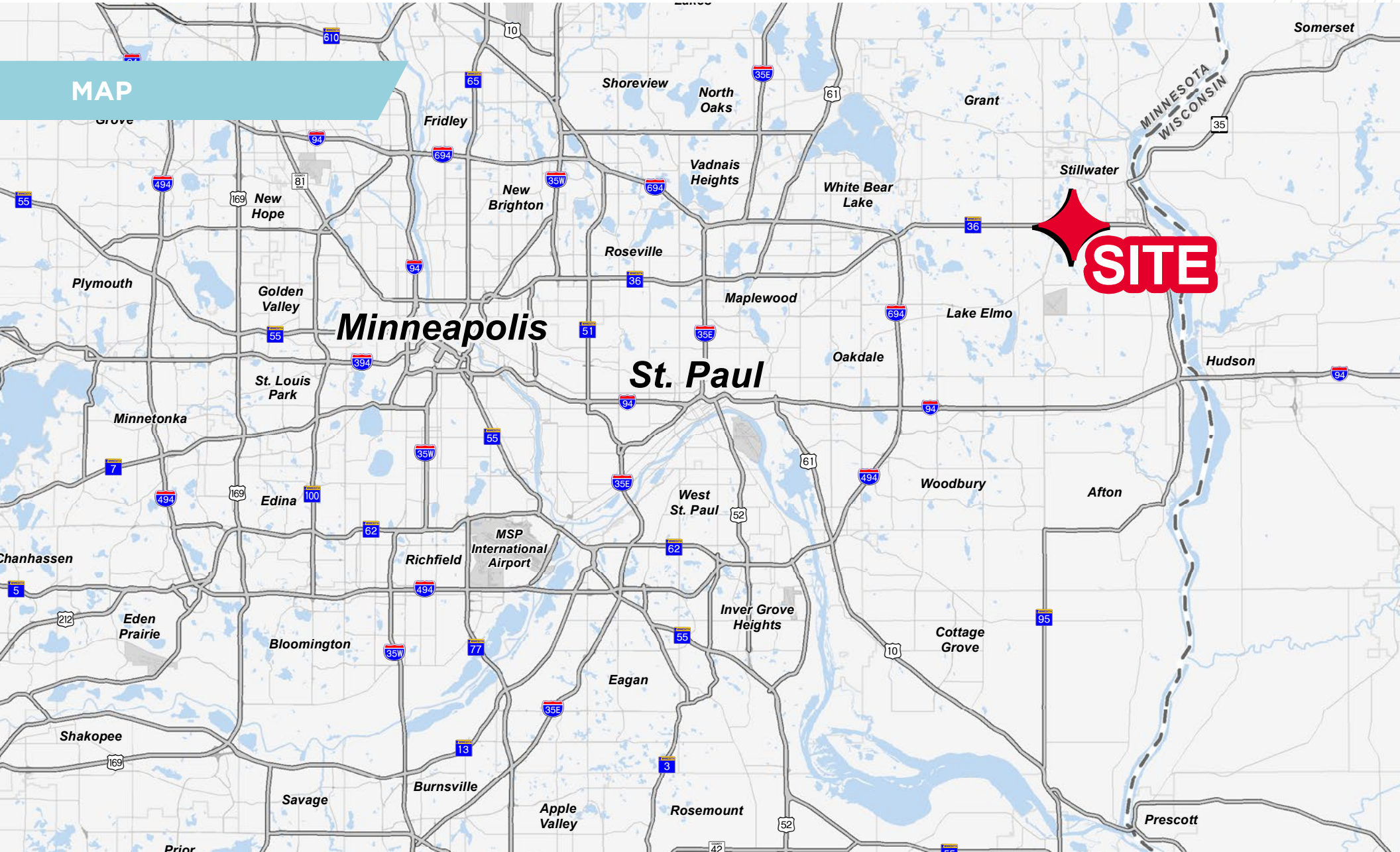
AERIAL



# 13045 60TH STREET N

## OAK PARK HEIGHTS, MN

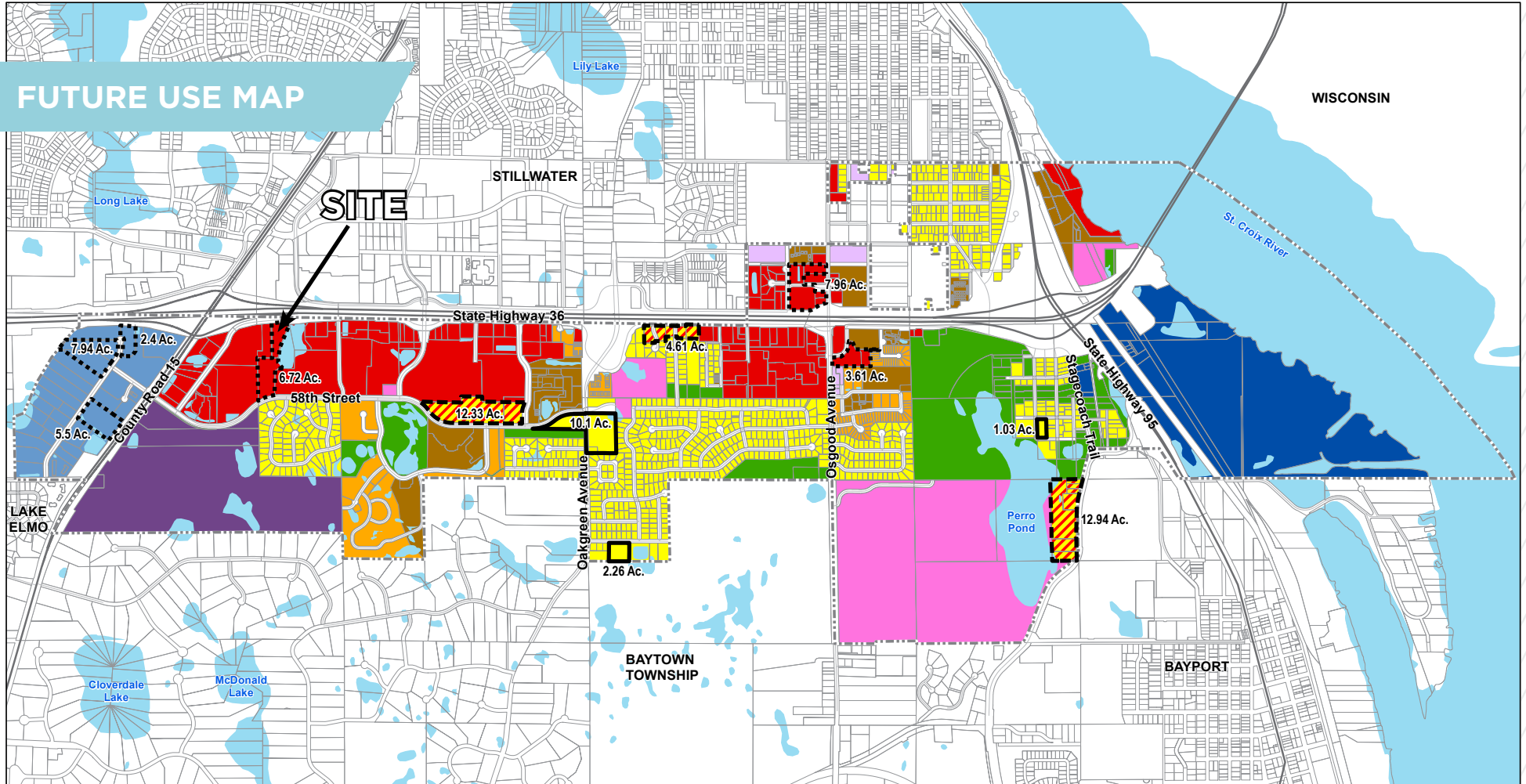
MAP





# 13045 60TH STREET N

## OAK PARK HEIGHTS, MN



  	City Limits Low Density Residential Development Areas, 1-3 Units/Acre Mid/High Density Residential Development Areas, 8-32 Units/Acre Commercial/Highway Business Development Areas Low Density Residential Medium Density Residential	High Density Residential Residential/Business Transitional (Residential Required) Quasi-Public Facilities School Facilities Government Facilities Commercial	Industrial Highway Business/Warehouse Park Facilities/Open Space Right-of-Way Open Water	<p><b>City of Oak Park Heights Comprehensive Plan</b></p> <p><b>Proposed Land Use Map</b></p> <p>Source: The City of Oak Park Heights, The Planning Company, &amp; Stantec</p> <p>August 2019</p>
	N 0 0.3 0.6 Miles	<p>Page 81</p>		





# ST. PAUL

**SITE**

## FOR MORE INFORMATION, CONTACT:

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