

**FOR SALE**

Circle K Lot / W 126<sup>th</sup> Street  
Savage, Minnesota



**PROPERTY HIGHLIGHTS**

- 1.92 Buildable Acres
- New Holiday Station Store Adjacency
- Zoned C-2 General Commerce District
- \$400,000 Purchase Price

<b>USABLE SF</b>	1.92 Acres	<b>TOTAL SF</b>	4.534 Acres
<b>TRAFFIC COUNTS</b>	26,500 Southbound	<b>1-MILE (POP.)</b>	1,649
	54,000 Eastbound	<b>3-MILE (POP.)</b>	50,172
	52,000 Westbound	<b>MED. INCOME</b>	\$103,711



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Savage, Minnesota

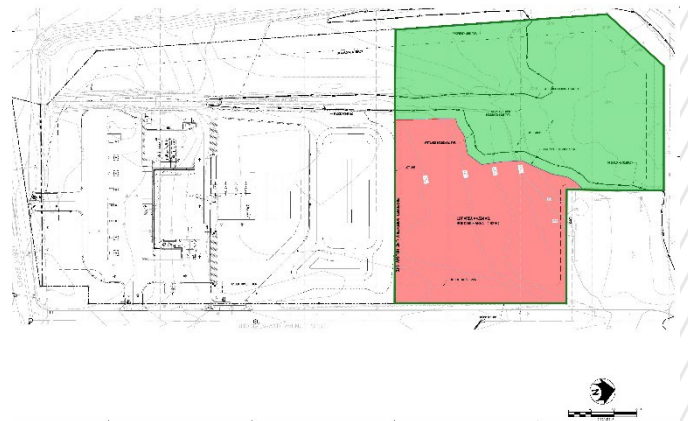
### Pertinent Site Info

1.92 Acres buildable – part of a 4.5 Acre site at the SE corner of MN13 / Sioux Trail. New Holiday StationStore on 6.43 acres immediately south of the Subject Property. High-Capacity intersection at the NW corner of the site, and fully-controlled 2-lane + turn-lanes intersection at 126<sup>th</sup>. 2022 Assessed Market Value is \$781,500.00.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	265230020
<b>2022 RE TAXES</b>	\$20,934.00
<b>ZONING</b>	C-2, General Commerce



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Tom Martin, Cushman & Wakefield. Contact information is below:

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