



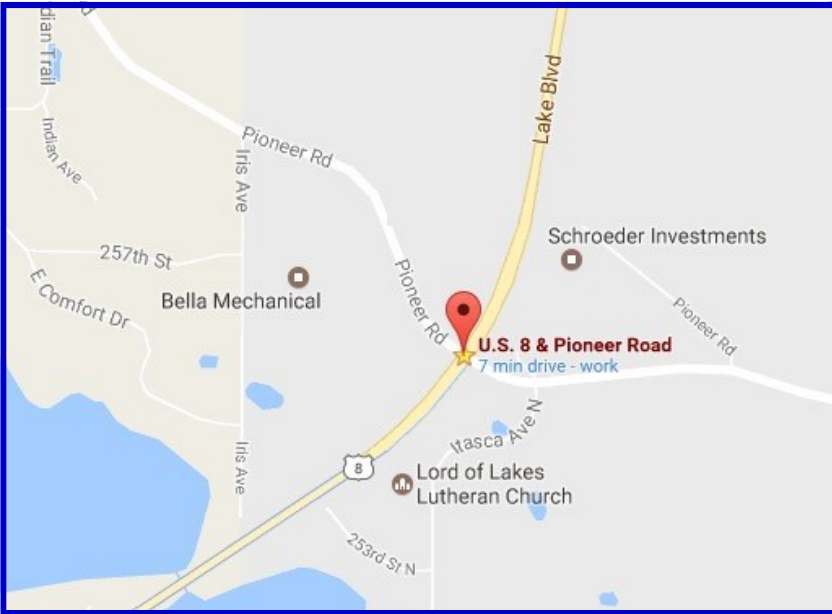
For Sale

Hwy 8 & Pioneer Road, Chisago City, 55013



Development Opportunity

- Over 28 Acres Total
- 5.59 Acres / 23 Acres
- 20,000 + Vehicles Per Day
- Signalized Intersection
- Zoning - Commercial
- Potential for M/F Zoning
- PID: 13.10458.80 / 13.10458.90 / 13.11075.17
- Taxes: 2022 - \$8,150
- Price: \$1,720,000 (\$1.38 psf)



For Information Contact:
Julie Nash Smith
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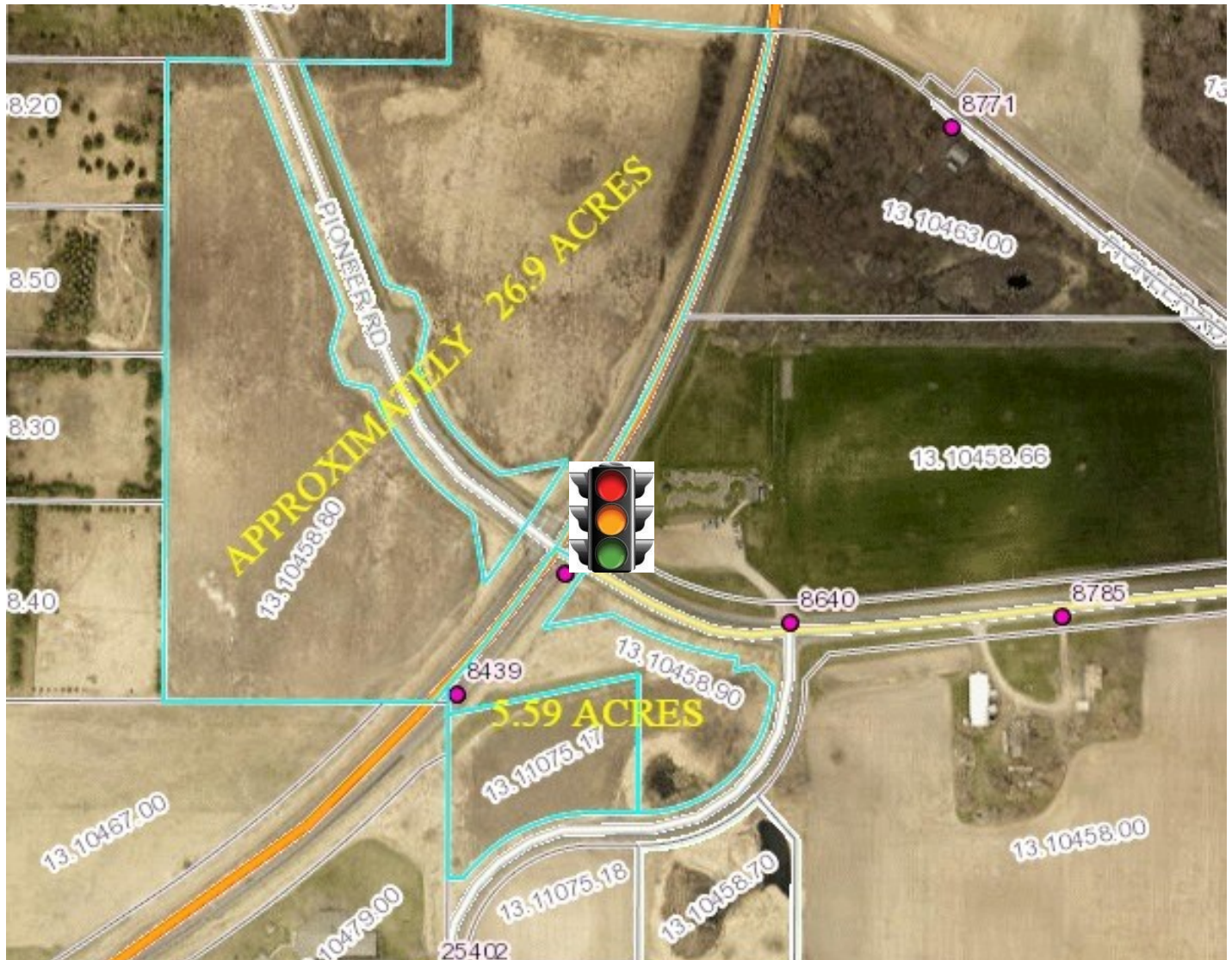
A Muske Company
920 W. Broadway, Forest Lake, MN 55025
651-464-7070
www.remaxsynergy.com

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Aerial

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Demographics

Hwy 8 & Pioneer Road, Chisago City, 55013

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	2,204	6,596	26,453	2,341	6,848	27,427
Total Census 2010 Population	1,665	5,678	23,334	1,665	5,678	23,334
Population Change %	32.4%	15.1%	12.5%	40.6%	19.3%	16.5%
Population Density (People/SQ Mile)	184	444	1,404	195	458	1,437
Median Age	45	43	43	44	45	46

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	698	2,276	9,630	743	2,386	9,953
Total Census 2010 Households	552	1,932	8,535	552	1,932	8,535
Average Household Size	3.1	2.9	2.7	N/A	N/A	N/A
Total Housing Units	743	2,463	10,860	853	2,767	12,063
Owner	705	2,089	8,311	810	2,342	9,235
Renter	11	275	2,124	12	314	2,356
Vacant Housing Units	27	98	422	31	111	472

Median Household In-	\$65,218	\$62,090	\$55,019	\$65,242	\$62,051	\$55,006
Aggregate Household	\$57,742,707	\$153,905,119	\$612,648,413	\$61,487,520	\$160,434,203	\$632,129,726
Average Household In-	\$82,726	\$70,623	\$63,748	\$82,756	\$70,434	\$63,708
Per Capita Household In-	\$26,199	\$23,824	\$23,355	\$26,265	\$24,089	\$23,342

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