

# 755 53RD AVE NE

## FRIDLEY, MN 55421

LAND FOR SALE

29,319 SF AVAILABLE



### PROPERTY FEATURES

- Pad site adjacent to Target with no use restrictions
- Easy access from Central Ave (Hwy 65)
- Flat, level site ready for development

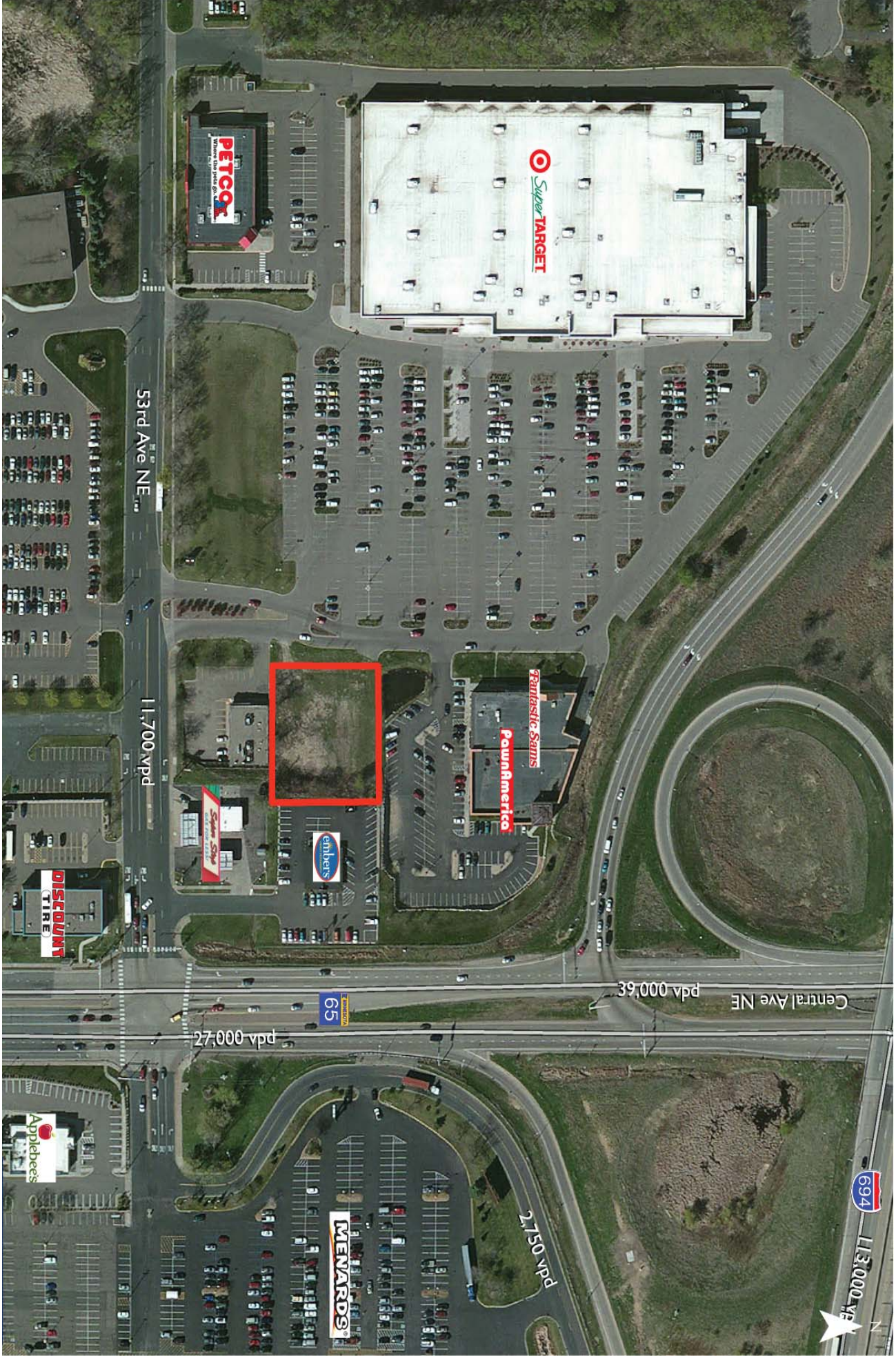
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,070	95,186	257,892
HOUSEHOLDS	4,800	40,296	102,290
AVG. HH INCOME	\$69,515	\$71,284	\$71,415
DAYTIME POPULATION	4,379	44,088	147,466

SITE FEATURES	
PARCEL SIZE	29,319 sq. ft.
COUNTY	Anoka
PID #	23.30.24.44.0006
SALE PRICE	\$750,000

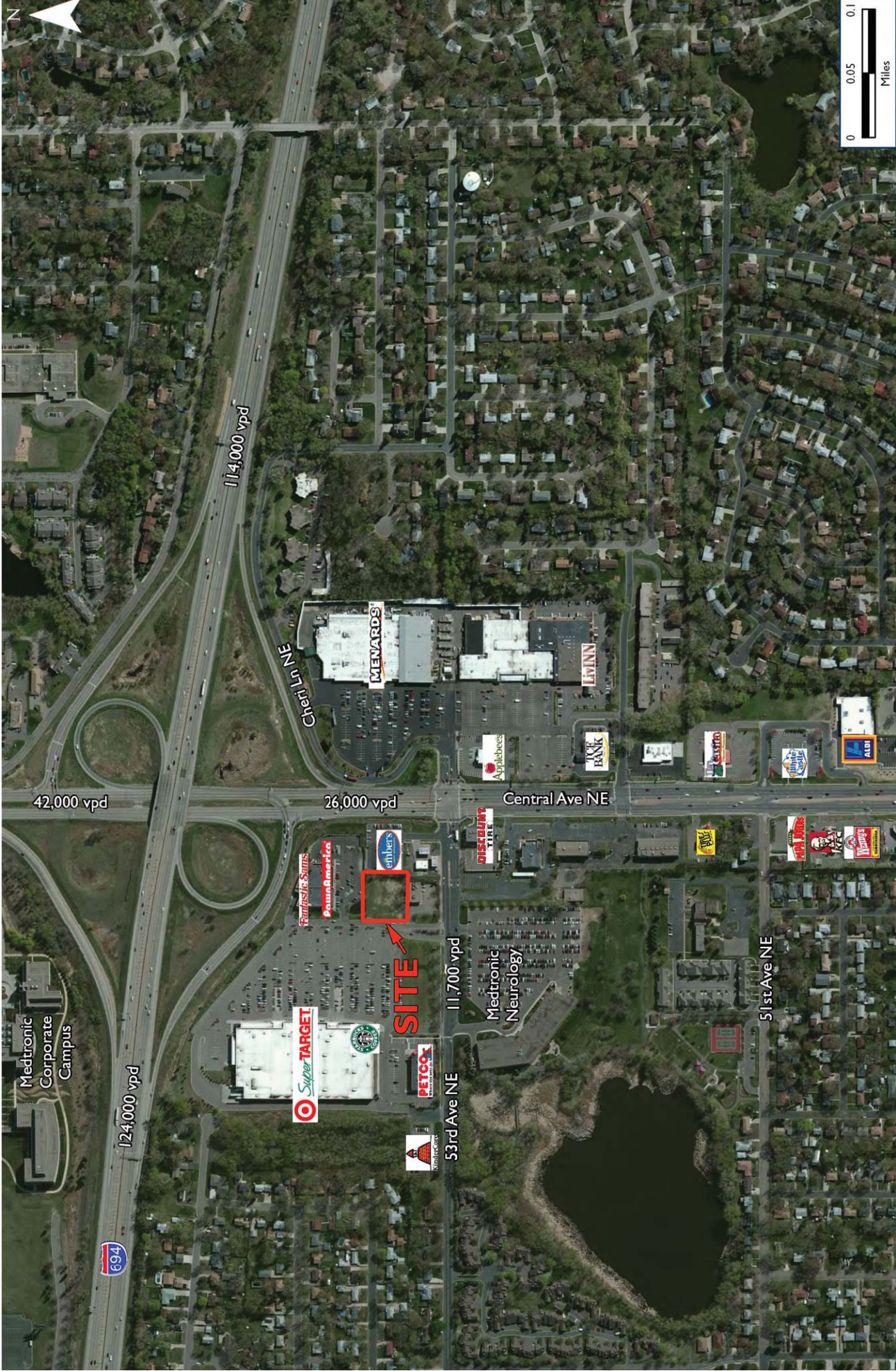
TRAFFIC COUNTS		VPD
CENTRAL AVE NE		27,000
53RD AVE NE		11,700
694		124,000



Contact Jim Rock For More Info  
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