

COMMERCIAL LAND SITE OFF INTERSTATE

SEQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

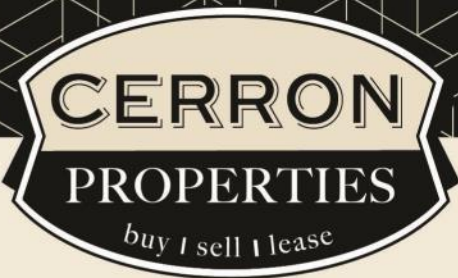


FOR SALE | COMMERCIAL LAND SITE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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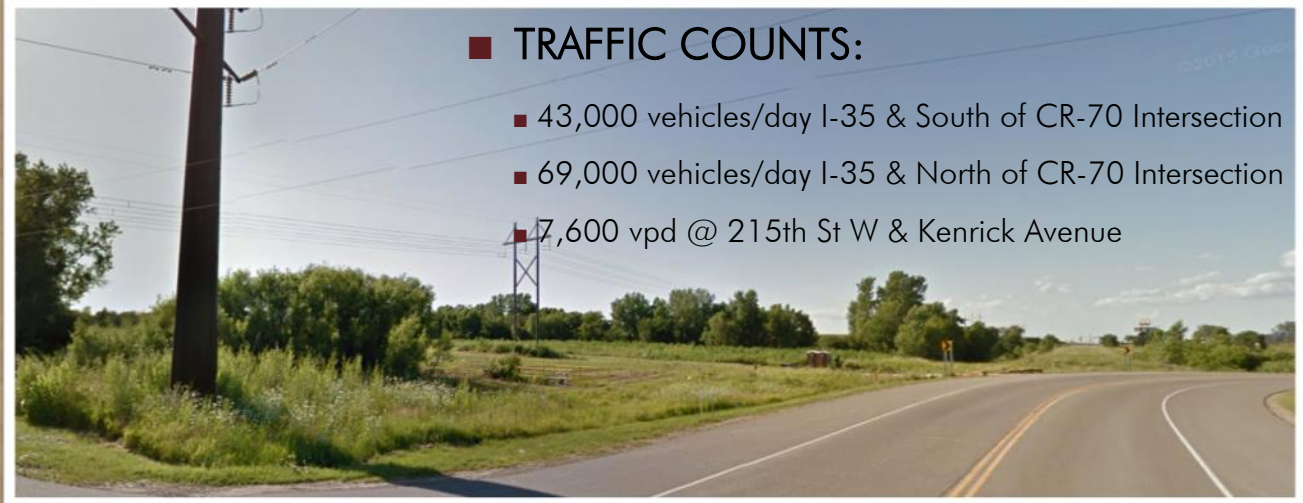
■ PROPERTY HIGHLIGHTS

- Approx. 22.07 Total Acres;
Approx. 18.45 Acres Net of
Right of Way (Source: Dakota Co.)
- PID# 22-03600-25-015
- Unplatted Land Site
- Ideal for a variety of uses
- Zoned Commercial C-3
(full zoning code available)
- I-35 Highway Exposure
- Listing Price: \$2,500,000

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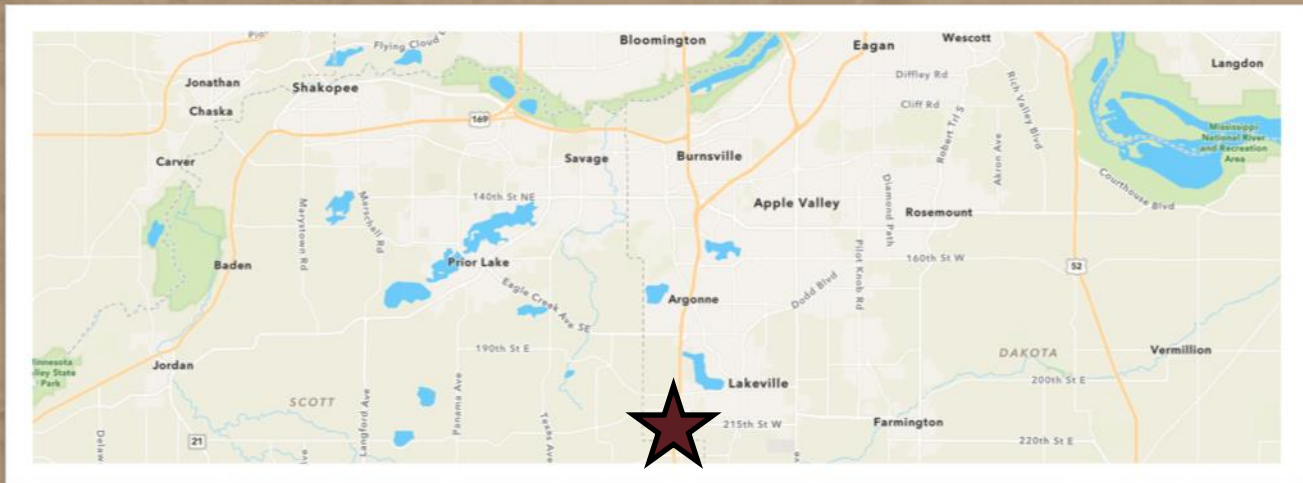
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■ TRAFFIC COUNTS:

- 43,000 vehicles/day I-35 & South of CR-70 Intersection
- 69,000 vehicles/day I-35 & North of CR-70 Intersection
- 7,600 vpd @ 215th St W & Kenrick Avenue



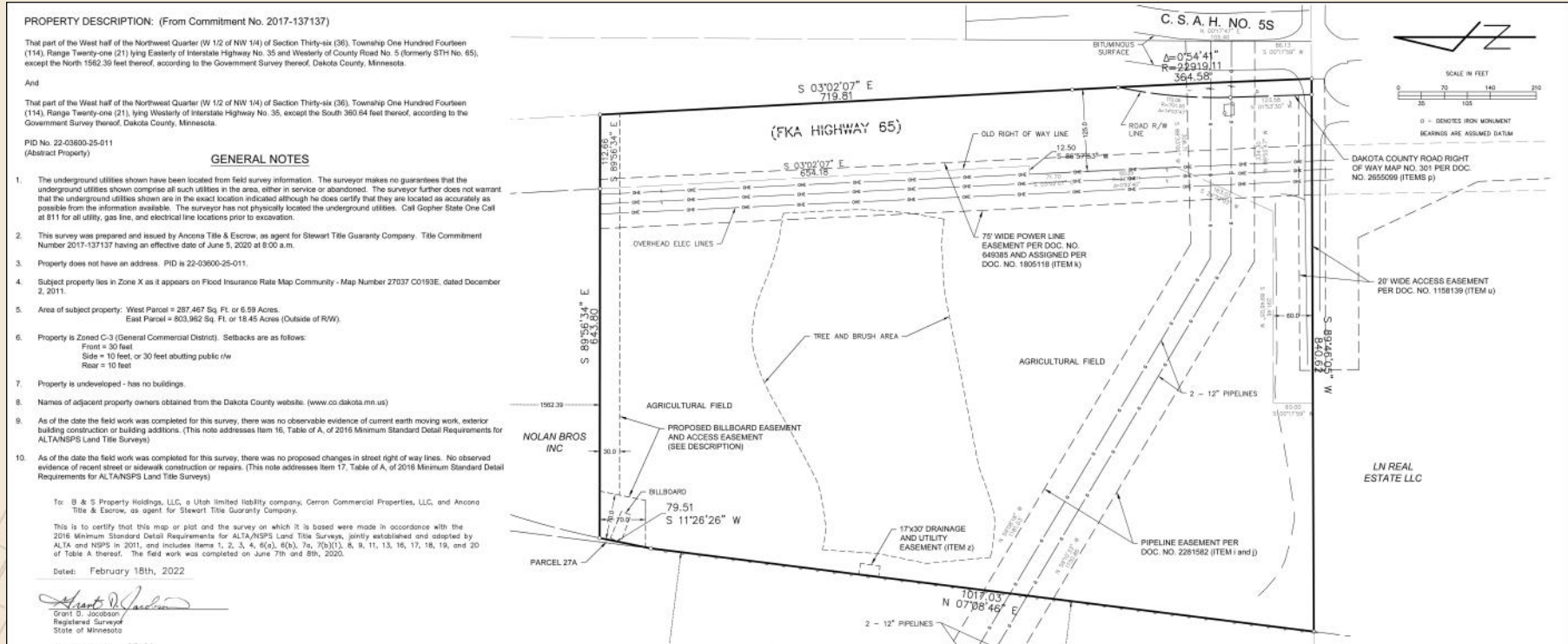
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For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

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SUMMARY



■ SITE DETAILS

- Utilities: Water at south end of East Parcel
- Sewer can be extended
- Survey pending
- Potential Uses could include: retail, office, data center, commercial recreation, auto repair (conditional), or outdoor service, sale & rental (interim).

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	1,012	7,910	24,675
Median HH Inc.	\$135,199	\$118,916	\$112,785
Avg. HH Inc.	\$139,273	\$120,572	\$114,125

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AERIAL MAP

Potential Uses in C-3 Zoning:

- ◆ Bank, financial
- ◆ Indoor commercial recreation
- ◆ Funeral home
- ◆ Hotel
- ◆ Professional Office
- ◆ Restaurant
- ◆ Retail
- ◆ Service business
- ◆ Data center
- ◆ Fitness / health club
- ◆ Brewery / brew pub



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let's get started!

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