



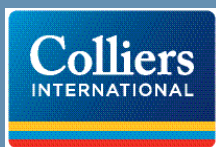
FOR SALE

Chanhassen 3.19 Acres

Market Boulevard & Lake Drive
Chanhassen, MN

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PROPERTY DETAILS

- › Land for sale
- › Up to 1.88 contiguous acres
- › Fantastic infill opportunity
- › Strong population and income demographics
- › Utilities available
- › Great retail or office opportunity
- › Adjacent retailers: Total Wine, Lakewinds Food Co-op, Davanni's, Foss Swim School, Bokoo Bikes, and many more

FOR SALE > Chanhassen 3.19 Acres

Address: Market Blvd & Lake Dr
Chanhassen, MN 55317

Description: 3.19 Acres Available

Zoning: PUD - Planned Unit Development District

Land Use: Mixed

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	6,066	46,615	122,371
Median HH Income	\$81,639	\$116,039	\$95,117
Average HH Income	\$112,237	\$151,488	\$126,905

Traffic Counts:

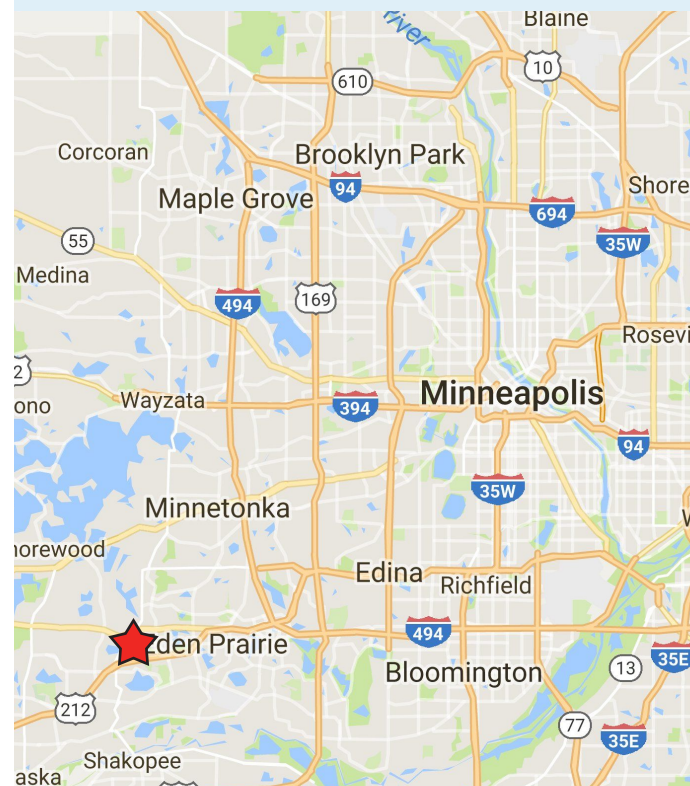
- > Hwy 5: 36,500 vpd
- > Market Blvd: 12,600 vpd

** Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars*

Area Tenants:

- > Lunds & Byerlys
- > Party City
- > Total Wine & More
- > Chipotle
- > Applebee's
- > Cub Foods
- > OfficeMax
- > Park Nicollet
- > MGM
- > Goodwill
- > Target
- > Haskell's
- > Walgreens
- > Smashburger
- > Lakewinds Food

Sale Price: 1.88 Acres - \$12 PSF
1.31 Acres - \$10 PSF

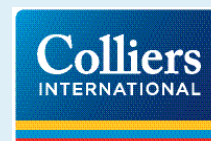


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