

LAND FOR SALE >

Rosemount 21 Acres

NEC of Highway 3 & County Road 46 | Rosemount, MN



Accelerating success.



PROPERTY HIGHLIGHTS

- > 21.33 acre site
- > Guided commercial
- > Utilities available at site
- > Great access via County Road 46 with future access via Highway 3
- > Visible to over 24,000 vehicles per day
- > Great opportunity in a fast growing community
- > Conveniently located 20 miles from downtown Minneapolis

CONTACT US

Ted Gonsior
952 897 7744
ted.gonsior@colliers.com

Andy Heieie
952 897 7816
andy.heieie@colliers.com



Address NEC of Highway 3 & County Road 46
Rosemount, MN 55068

> Description 21.33 Acres Available

> Zoning GI; General Industrial

> Guided Commercial

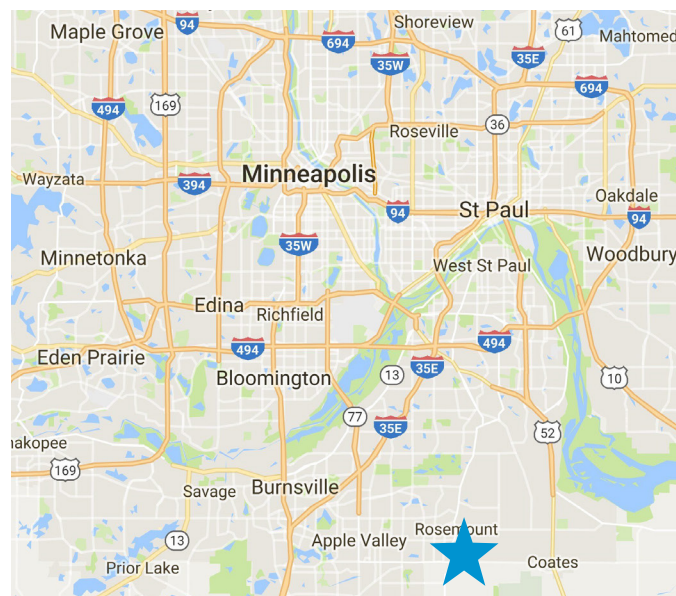
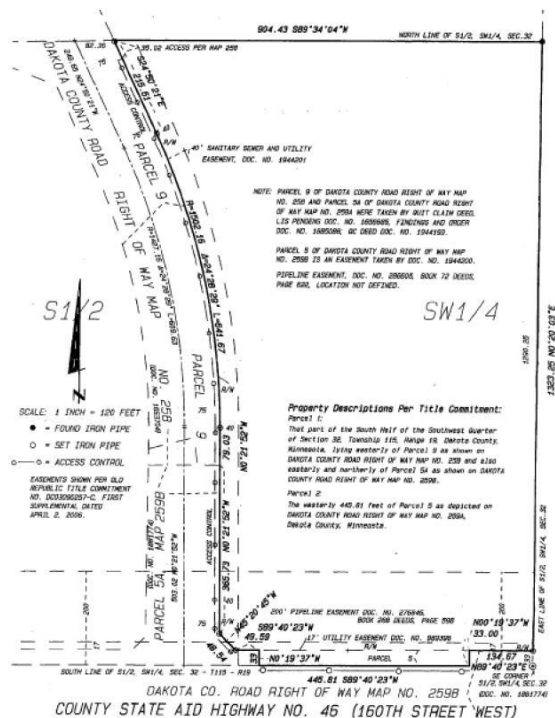
Demographics	1 Mile	3 Miles	5 Miles
Population	6,465	37,796	109,159
Median HH Income	\$66,565	\$92,115	\$92,769
Average HH Income	\$77,659	\$111,495	\$111,529

> Traffic Counts Highway 3: 9,800 vpd
County Road 46: 14,200 vpd

> Sale Price \$3,720,000

Ted Gonsior
952 897 7744
ted.gonsior@colliers.com

Andy Heieie
952 897 7816
andy.heieie@colliers.com



Accelerating success.

Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp