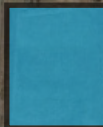




Site #1
2.3 acres



Site #2
5 acres



Commerce Drive

Main Street

20th Avenue

21st Avenue



For Sale 2.3 Acres

7030 20th Avenue South
Centerville, MN 55038

MIKE BRASS

952 837 3054 direct
612 750 4312 mobile
mike.brass@colliers.com



COLLIERS INTERNATIONAL
5985 Rice Creek Parkway
Suite 105
Shoreview, MN 55126
www.colliers.com/msp

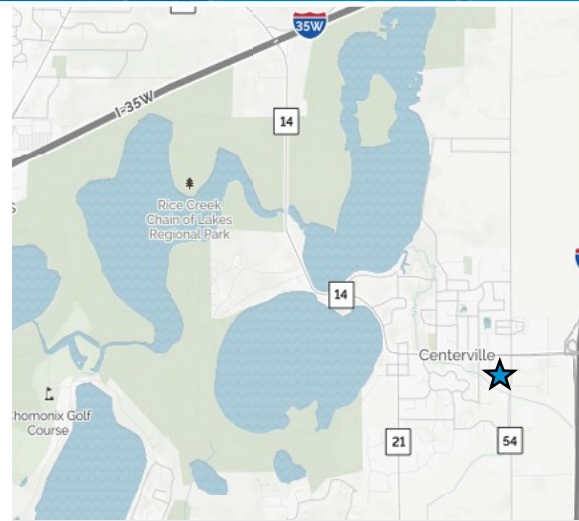
Sale Price:	\$450,000 (\$4.49 per square foot)
Lot Size:	2.3 acres
Address:	7030 20th Avenue S. Centerville
Zoning:	B-1
Utilities:	Sewer & water are at the site
Additional Info:	Survey, wetland delineation and geotechnical available
Financing:	Seller financing terms available Public financial incentives available

Site Description

Part of the northern suburban ring of the Twin Cities metropolitan area, Centerville lies conveniently between Interstate 35E and Interstate 35W, providing quick and easy access to Minneapolis or St. Paul.

A community of nearly 4,000 residents, Centerville is one of four communities that make up what is known as the quad area. The city's population has grown by 19 percent over the past decade.

The city-owned Clearwater Business Park has 7.3 acres zoned for commercial development, including retail businesses, day care providers, hotels, restaurants and offices.



Available Sites

Site 3: 2.3 acres at \$4.49 per square foot or \$450,000

Site 2: 5 acres at \$4.36 per square foot or \$950,000

Contact Us

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What is Shovel Ready?



Sites certified under our Shovel-Ready program have had all of the planning, zoning, surveys, title work, environmental studies, soils analysis and public infrastructure engineering completed prior to the site being offered for sale.

Demographics

	1 Mile	5 Miles	10 Miles
POPULATION	5,113	12,185	39,333
MEDIAN HH INCOME	\$70,057	\$73,105	\$74,639
AVERAGE HH INCOME	\$78,577	\$81,306	\$85,179

**Source: U.S. Census Bureau, Census 2010 Summary. Esri forecasts for 2013*



View our brochure online.

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