

LAND FOR SALE



NE Corner of Hwy 19 & Chalupsky Ave

NEW PRAGUE, MINNESOTA 56071



Property Details

- › 6.47 acre site (approximately 282,000 square feet)
- › Zoned B2; Community Commercial District
- › Great access and visibility to Highway 19
- › Utilities available
- › Located in a rapidly growing community (61% population increase from 2000-2010)
- › Area retailers include Coborn's, Walgreens, McDonalds, Subway, Holiday Gas Station, Napa Auto Parts and much more!
- › Conveniently located 40 miles from downtown Minneapolis

Contact Us

TED GONSIOR
952 897 7744
ted.gonsior@colliers.com

ANDY HEIEIE
952 897 7816
andy.heieie@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Site Information

Location NE Corner of Highway 19 & Chalupsky Avenue
New Prague, MN 56071

Description 6.47 Acre Site

Zoning B2; Community Commercial District

| DEMOGRAPHICS: | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 4,367 | 9,331 | 12,158 |
| Median HH Income | \$59,388 | \$61,415 | \$66,850 |
| Average HH Income | \$76,793 | \$77,503 | \$82,336 |

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

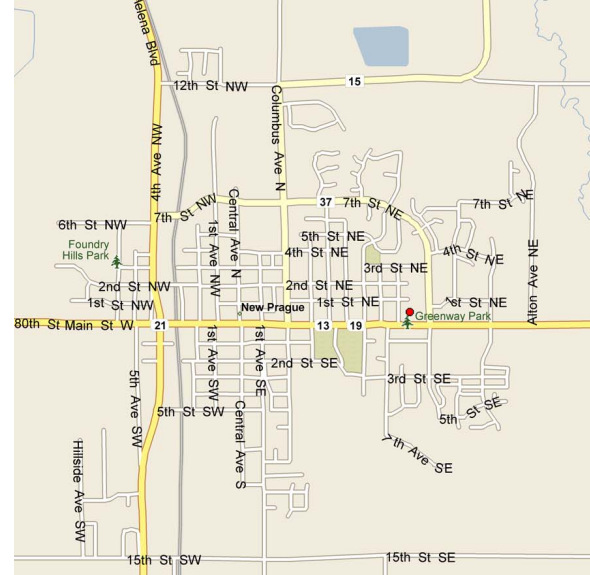
TRAFFIC COUNTS:

Highway 19 9,800 cars per day
County Road 37 6,400 cars per day

**Source: Minnesota Department of Transportation 2009 Study. Averages are per day total cars*

SALE PRICE:

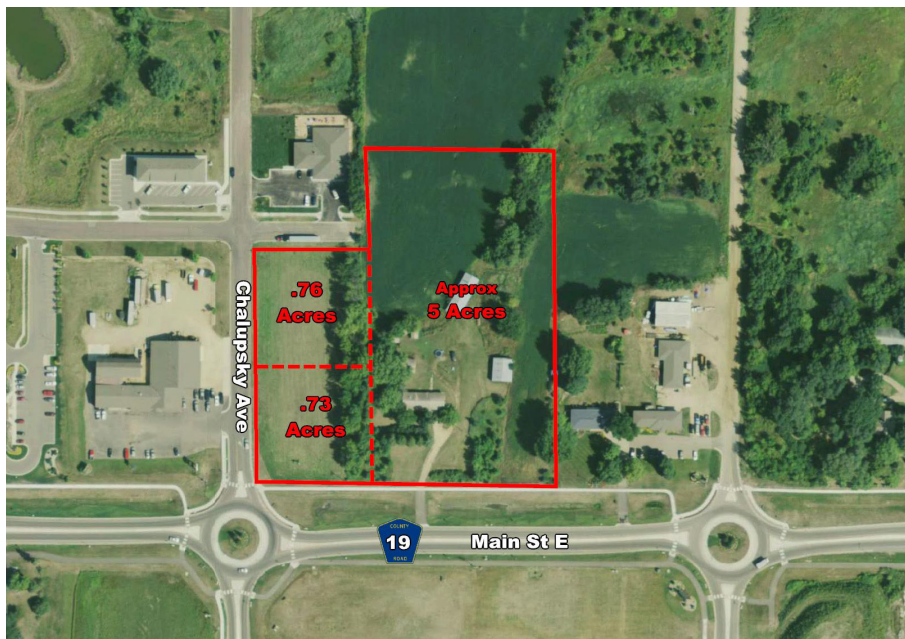
\$1,974,000 (\$7.00 PSF)



Contact Us

TED GONSIOR
952 897 7744
MINNETONKA, MN
ted.gonsior@colliers.com

ANDY HEIEIE
952 897 7816
MINNETONKA, MN
andy.heieie@colliers.com



COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

