

Anchor Crossing

SE CORNER OF HWY 36 & MCKNIGHT ROAD | NORTH ST. PAUL, MN



Property Details

- › Multiple parcels totaling approximately 18.84 acres
- › Zoned DD; Diversified District
- › Guided Diversified Development
- › Outstanding development potential for a wide range of uses including commercial and retail, high density residential and corporate office
- › Substantial frontage on Highway 36 provides excellent visibility to 58,600 vpd
- › Direct access to site via full diamond interchange at McKnight Road and Highway 36, and a signalized intersection at McKnight Road and Castle Avenue
- › Rare infill development opportunity in a densely populated area along a highly traveled highway

Contact Us

BILL RITTER, CCIM, SIOR
952 897 7743
ted.gonsior@colliers.com

CHRIS SIMMONS
952 897 7760
chris.simmons@colliers.com

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

Site Information

Location	SEQ of Highway 36 and McKnight Road North St. Paul, MN
Description	North Site - 10.27 acres South Site - 8.57 acres
Zoning	DD; Diversified District

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	11,484	79,454	213,687
Median HH Income	\$52,180	\$53,964	\$51,007
Average HH Income	\$69,049	\$69,936	\$67,020

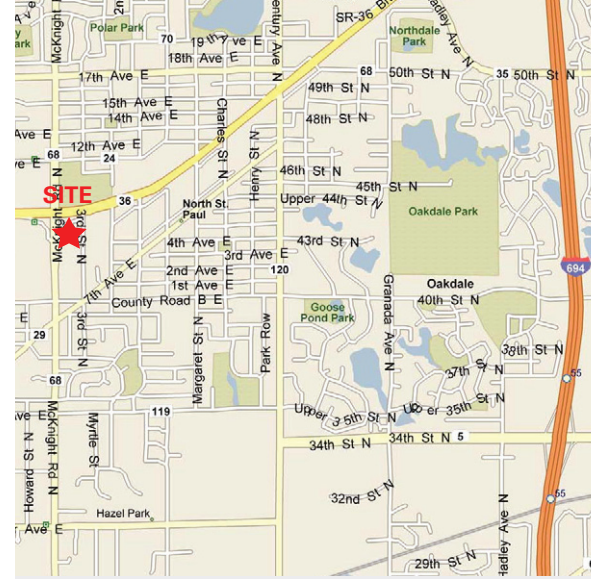
* Source: U.S. Census Bureau, Census 2010 Summary. Esri forecasts for 2013

TRAFFIC COUNTS:

Highway 36	43,000 vehicles per day
McKnight Road	15,600 vehicles per day

SALE PRICE:

North Site -	\$3,578,888.96 (\$8.00 PSF)
South Site -	\$1,866,546.00 (\$5.00 PSF)



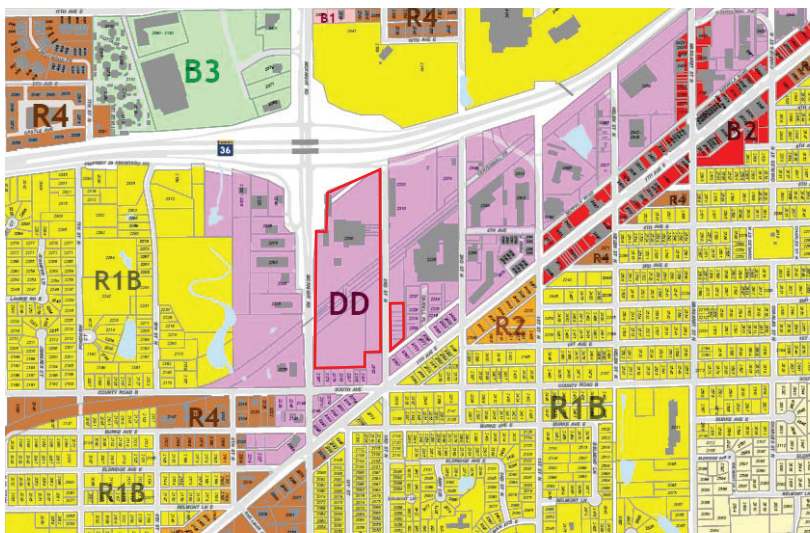
Contact Us

BILL RITTER, CCIM, SIOR
952 897 7743
MINNETONKA, MN
bill.ritter@colliers.com

CHRIS SIMMONS
952 897 7760
MINNEAPOLIS, MN
chris.simmons@colliers.com

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



Legend

B-1 Limited Business District	R-1B Single Family Residence District
B-2 Central Business District	R-1C Single Family Residence District
B-3 General Business District	R-2 Single and Two Family Residence District
DD Diversified District	R-4 Multiple Family Residence District
R-1A Single Family Residence District	

