

### PROPERTY DETAILS

- > Great Redevelopment Opportunity
- > Asking Price: \$925,000
- > Fantastic I-94 Visibility
- > Approximately 1.38 Acres
- > Right In/Right Out on Main St and Access Easement with Property to the South
- > The City of Rogers is a Northwestern Suburban Community Located 40 Minutes from Downtown Minneapolis

### PERMITTED USES

Zoning: B-1 Retail Business

Includes but is not limited to automobile service stations, clubs, lodges, commercial recreation, drive-in business, hotel/motel, massage, off-sale liquor establishments, offices, medical centers, restaurants, cafes, supper clubs, retail trade, service establishments, wholesale business, etc.

# NATE HANSEN

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## FOR SALE > Rogers Redevelopment Opportunity

Address:	13105 Main St, Rogers, MN 55374
Description:	1.38 Acres Available
Zoning:	B-1 - Retail Business
Land Use:	Mixed-Use - Regional

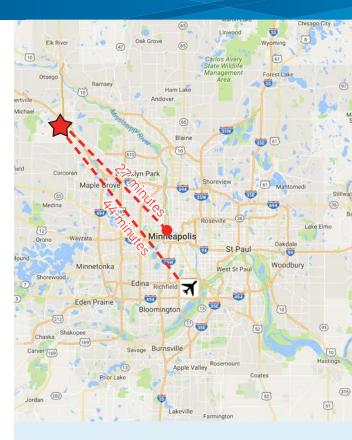
#### DEMOGRAPHICS

(BASED ON 2010 CENSUS)	1 Miles	3 Miles	5 Miles
Population	3,138	14,961	29,288
Median HH Income	\$104,294	\$104,481	\$97,979
Average HH Income	\$123,313	\$124,231	\$116,757

Traffic Counts: (2015)	I-94 - 96,000 vpd Main St - 30,500 vpd Industrial Blvd - 6,500 vpd
Sale Price:	\$925,000

## AERIAL





## CONTACT US

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