

LAND FOR SALE



Monticello 3.44 Acres

NEQ of Riverview Dr &
E Broadway St | Monticello, MN

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COLLIERS INTERNATIONAL
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PROPERTY DETAILS

- › Asking Price: \$7.00 per square foot
- › Great Development Opportunity with Interstate 94 Visibility
- › 3.44 Acres Available
- › Zoned B-4: Business District
- › Excellent Access and Visibility to I-94 and Over 55,000 vehicles per day
- › PAD Ready Development
- › Area Retailers: Target, Home Depot, Office Max, PetSmart
- › Conveniently Located 30 Minutes from Downtown Minneapolis

FOR SALE > 3.44 Acres

Address:

NEQ of Riverview Dr & E Broadway St
North St. Paul, MN

Zoning:

B-4: Business District

Land Use:

Places to Shop

DEMOGRAPHICS:

	1 Miles	3 Miles	5 Miles
Population	4,663	29,753	104,276
Median HH Income	\$61,116	\$58,397	\$67,756
Average HH Income	\$68,337	\$67,626	\$79,236

Traffic Counts:

I-94: 53,000 vpd
E Broadway St: 15,300 vpd
Riverview Dr: 11,400 vpd

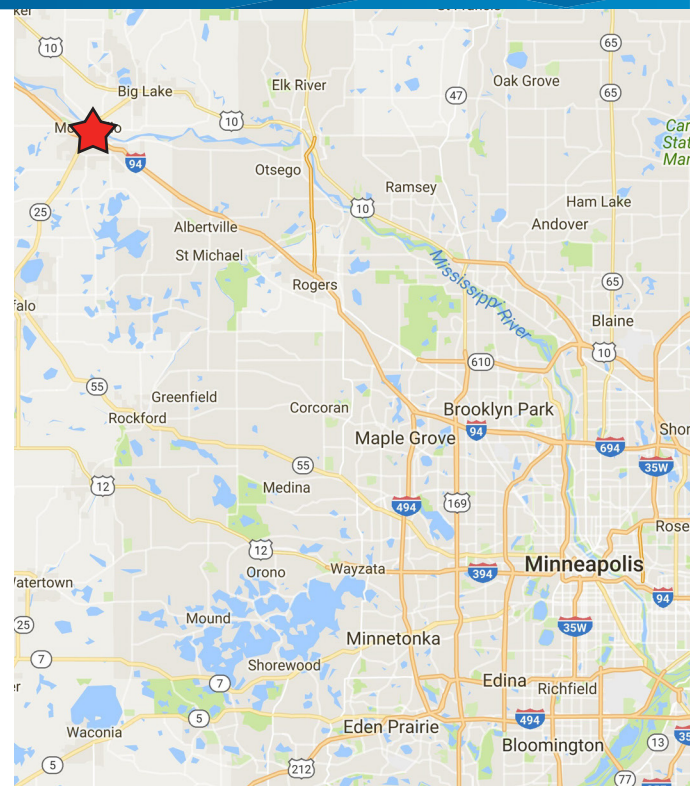
Asking Price:

\$7.00 PSF

AREA TENANTS

- > Home Depot
- > Office Max
- > Fantastic Sams
- > Little Caesar's
- > Super Target
- > McDonald's
- > First Federal Bank
- > LUX Aveda
- > GNC
- > Marshall's
- > Caribou Coffee

AERIAL



CONTACT US

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