

LAND FOR SALE

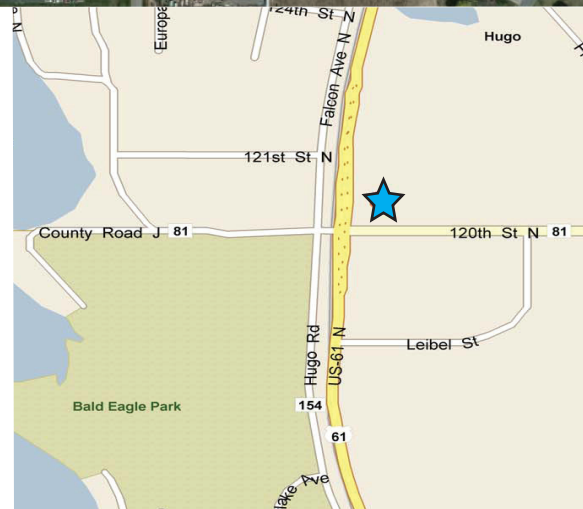
# 12101 Highway 61

HUGO, MINNESOTA 55038



## Property Information

- > 6.89 acres (300,186 square feet) total site
- > 2.8 acres (121,908 square feet) of buildable land
- > \$6.50 per square foot or \$792,792.00
- > Zoned PUD
- > 20,000 maximum building size
- > Utilities available at the site
- > Phase I completed 2007, survey completed in 1994
- > 12,300 vehicle count per day on Highway 61
- > Located in the NE quadrant of Highway 61 and 120th Street N
- > Easy access to I-35E via Highway 61 N to Main/14/8 or Highway 61 S to Highway 96



### Demographics

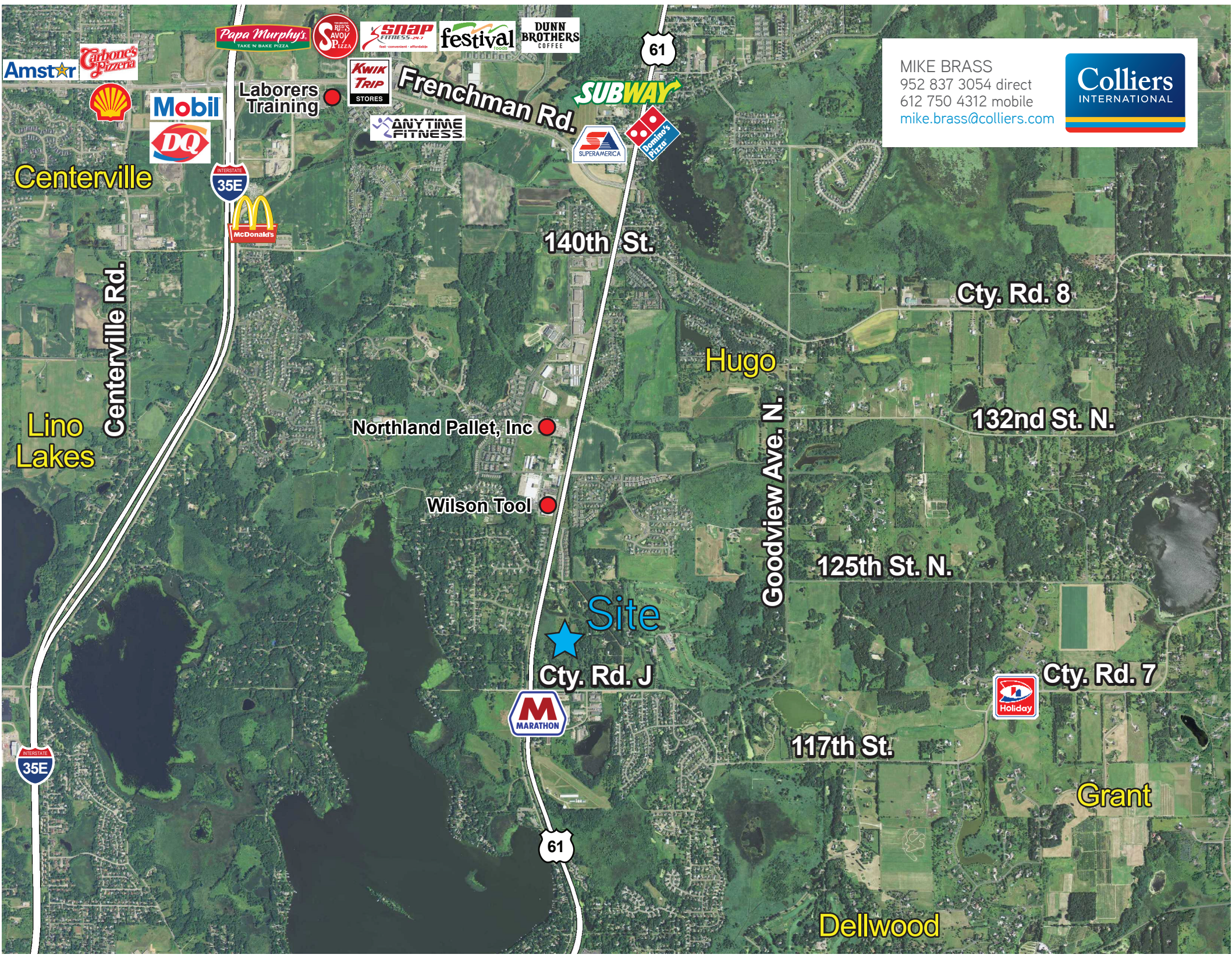
	1 Mile	3 Miles	5 Miles
2010 Population	591	16,767	56,541
Average Household Income	\$71,510	\$82,863	\$89,830
Median Household Income	\$65,909	\$68,045	\$72,524

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SUBWAY  
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SUPERAMERICA

Centerville

Lino Lakes

Centerville Rd.

Frenchman Rd.

140th St.

Hugo

Cty. Rd. 8

132nd St. N.

Northland Pallet, Inc

Wilson Tool

Goodview Ave. N.

125th St. N.

Site  
Cty. Rd. J

Cty. Rd. 7

117th St.

Grant

Dellwood

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