

FOR SALE



# Hadley Avenue Land

OAKDALE, MINNESOTA

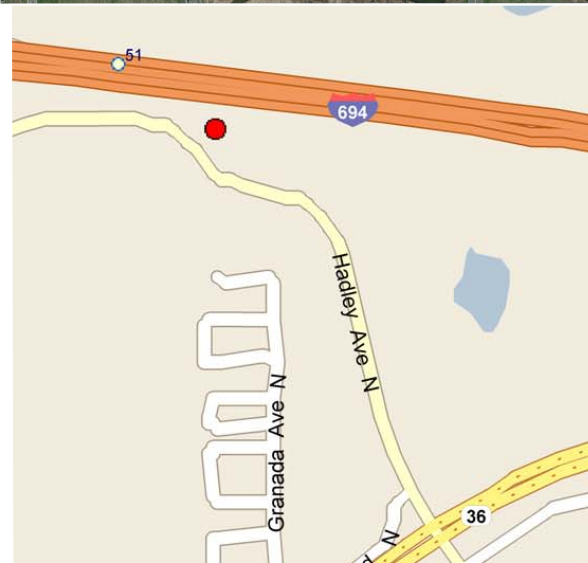


## Site Amenities

- › Located in the SE quadrant of Hadley Avenue and Century Avenue North
- › Overlooking I-694
- › 4.45 acres available (193,842 square feet)
- › Divisible to 1.17 acres
- › 66,000 vehicle count per day on I-694
- › Easy access to I-694 via Hadley Avenue-Century Avenue or to Highway 36 via Hadley Avenue

## Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Est. 2011 Population	6,369	50,492	127,441
Avg. Household Income	\$51,592	\$49,574	\$48,156
Median Household Income	\$63,102	\$58,343	\$56,234



COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126

[www.colliers.com](http://www.colliers.com)

MIKE BRASS  
952 837 3054 direct  
612 750 4312 mobile  
[mike.brass@colliers.com](mailto:mike.brass@colliers.com)

## PROPERTY FACT SHEET



# Hadley Avenue Land

5705 HADLEY AVE N

### LOCATION:

SE quadrant of Hadley Avenue and  
Century Avenue North

### SALE PRICE:

\$500,000 or \$2.58 per square foot

### TOTAL ACRES AVAILABLE:

4.45 acres  
Divisible to 1.17 acres

### EST. 2013 REAL ESTATE TAX:

\$17,092

### PID NUMBER:

06-029-21-21-0005

### BILLBOARD:

Available for purchase

- \$150,000
- \$1,800 per month income

### ZONING:

PUD (Planned Unit Development)

### AMENITIES:

- Ground lease
- Built-to-suit
- Contract for deed

### UTILITIES:

Available at street

### PHASE I:

Completed

### SURVEY:

Completed in 2001



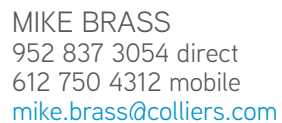
## For Additional Information, Contact:

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## OAKDALE, MN





# Hadley Avenue Land

OAKDALE, MN

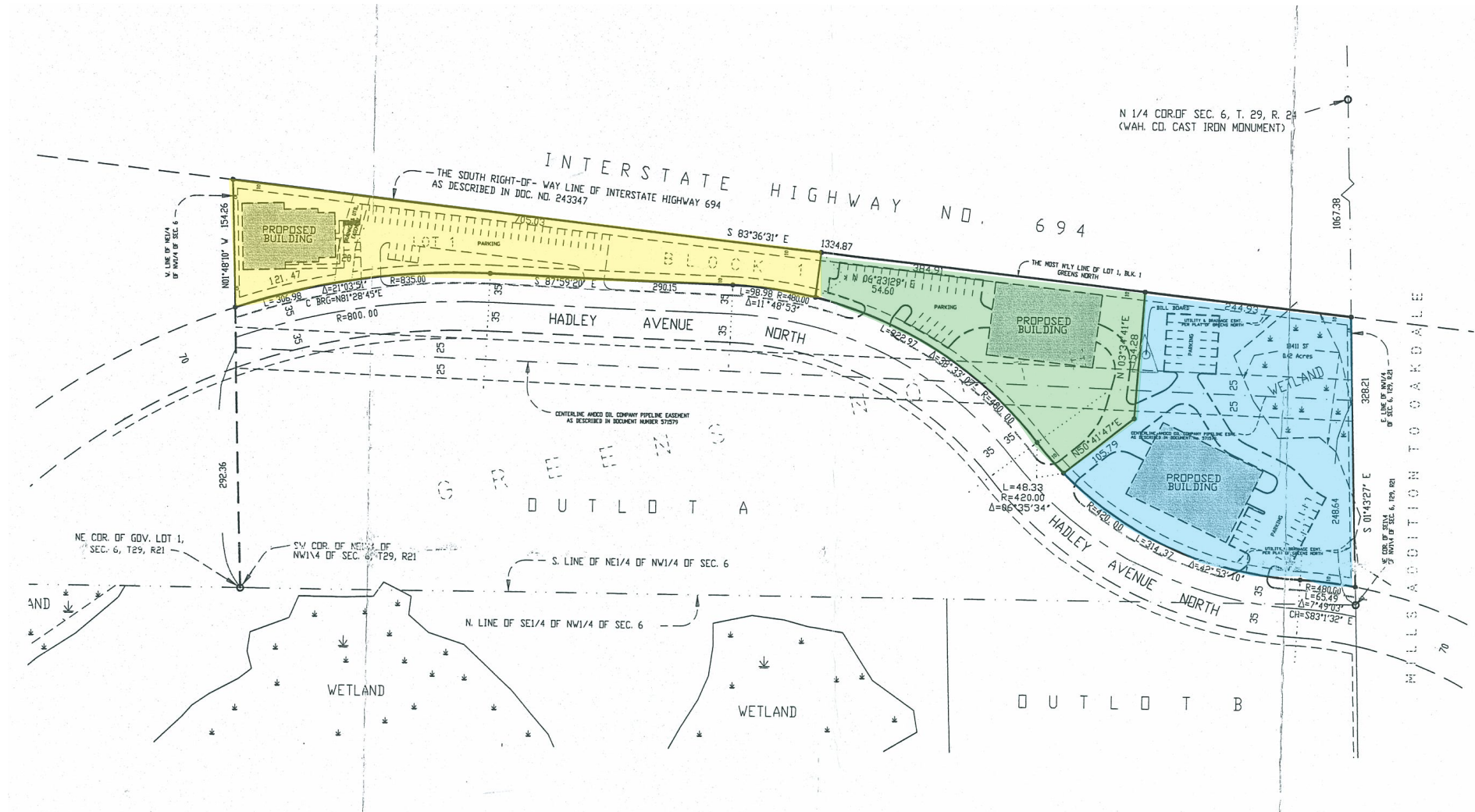
## Site Options

Site 1: 1.28 acres

Site 2: 1.17 acres

Site 3: 2.00 acres

Total: 4.45 acres



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