## LAND FOR SALE

## Inver Grove Heights Office Park Land

SEQ OF UPPER 55TH ST E \& BLAINE AVE, INVER GROVE HEIGHTS, MN


## Property Details

> Approximately 0.78 acres
> Pad ready site
> Zoned PUD; Planned Unit Development
> Roads, parking and utilities in place
> Excellent visibility to Upper 55th Street
> Full interchange access to Highway 52 via Upper 55th Street
> Area retailers include Applebee's, Jimmy John's, AmericInn Hotel, Microtel Hotel, Valvoline and many more!

## Contact Us

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Site Information

| Location | SEQ of Upper 55th Street E \& Blaine Avenue <br> Inver Grove Heights, Minnesota 55076 |  |  |
| :--- | :--- | :--- | :--- |
| Description <br> Zoning | PUD; Planned Unit Development |  |  |
|  |  |  |  |
| PEMOGRAPHICS: | 1 Mile | 3 Miles | 5 Miles |
| Population | 9,435 | 55,603 | 130,283 |
| Median HH Income | $\$ 50,989$ | $\$ 54,462$ | $\$ 60,076$ |
| Average HH Income | $\$ 65,765$ | $\$ 69,976$ | $\$ 81,680$ |

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

TRAFFIC COUNTS:
Highway $52 \quad 61,300$ vehicles per day
Upper 55th Street E 9,200 vehicles per day
Blaine Avenue $\quad 4,350$ vehicles per day

* Source: Minnesota Department of Transportation 2009

SALE PRICE:
\$280,500 (\$8.25 PSF)



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