#### 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
	Inver Grove Heights, Minnesota 55076
Description	0.78 acres
Zoning	PUD; Planned Unit Development

DEMOGRAPHICS:	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:

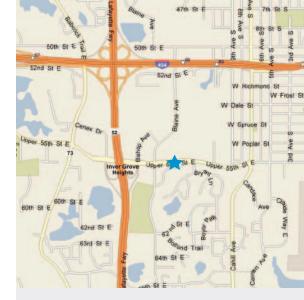
Highway 52	61,300 vehicles per day
Upper 55th Street E	9,200 vehicles per day
Blaine Avenue	4,350 vehicles per day

\* Source: Minnesota Department of Transportation 2009

#### SALE PRICE:

\$280,500 (\$8.25 PSF)





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