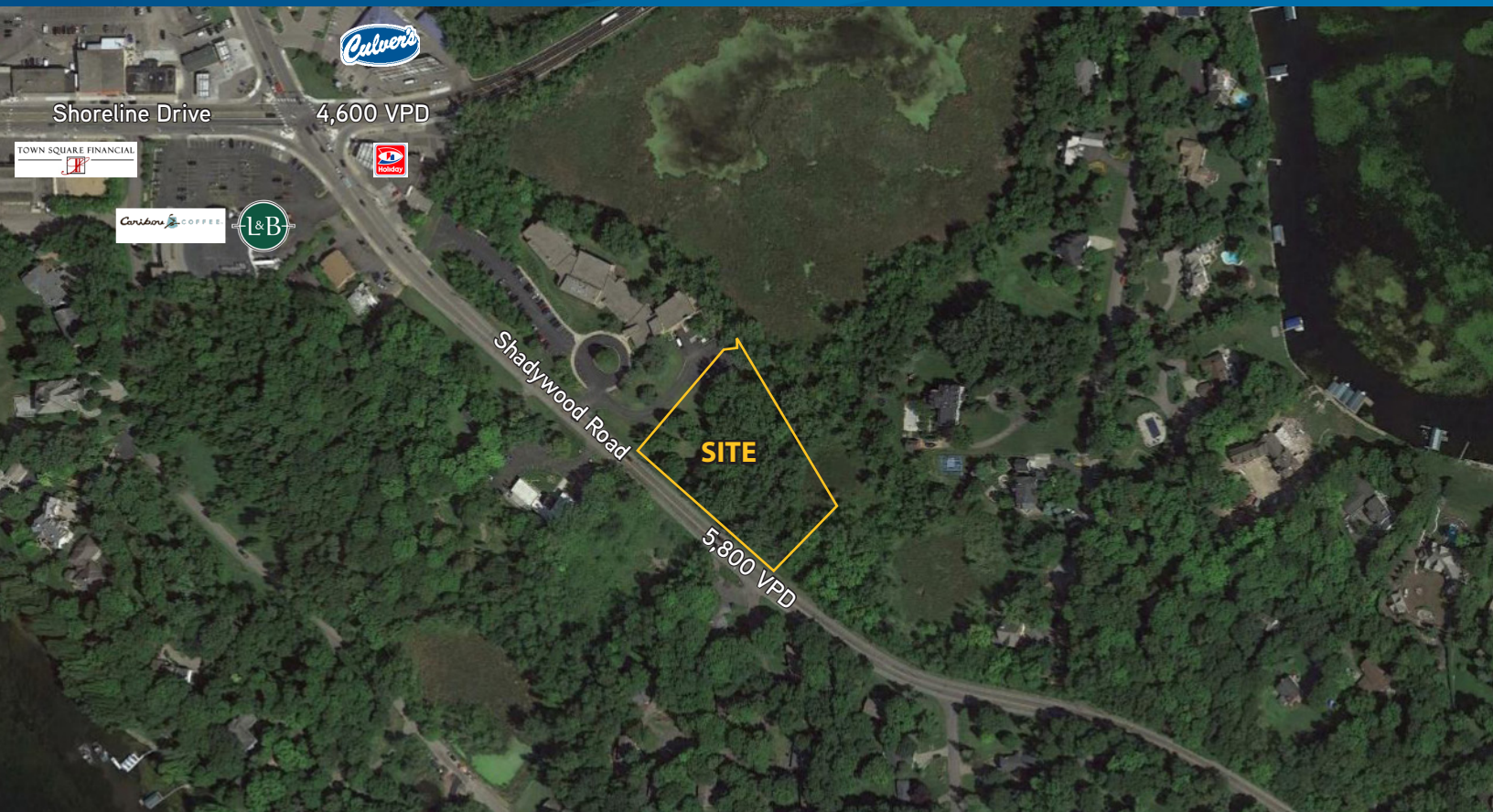


LAND FOR SALE

2520 Shadywood Road

ORONO, MINNESOTA



Site Information

Location	2520 Shadywood Road, Orono, MN 55331
Description	2.63 acre site/114,779 sq ft
Zoning	B-4 Office/Professional *City open to multiple uses at site
PIDs	20-117-23-11-0038

TRAFFIC COUNTS:

Shadywood Road	5,800 vehicles per day
Shoreline Drive	4,600 vehicles per day

SALE PRICE:

Negotiable

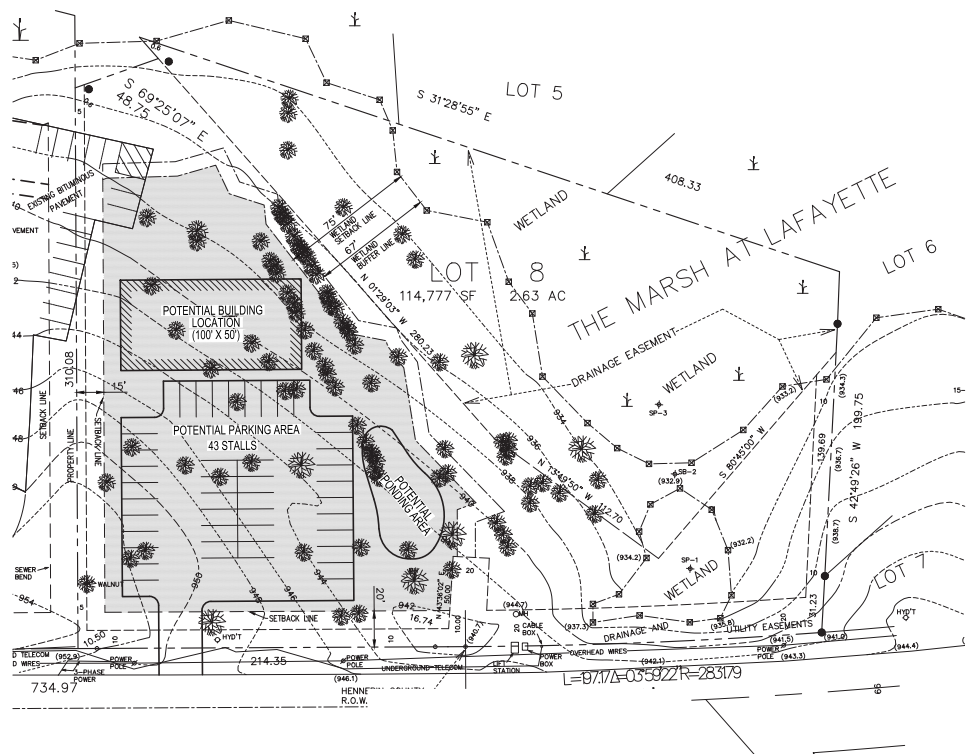
Contact Us

NICK LEVITON
952 897 7843
nick.leviton@colliers.com

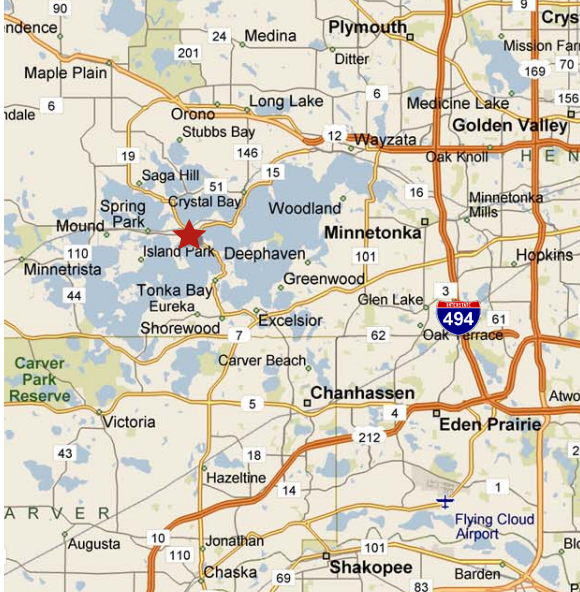
MAX HOLMES
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max.holmes@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Site Plan



DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	2,035	21,140	57,149
Median HH Income	\$92,821	\$86,324	\$103,052
Average HH Income	\$129,989	\$128,766	\$141,270



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3 STORIES APARTMENTS
1 STORY PARKING
10 UNITS PER FLOOR - 1,050SF EACH
30 UNITS TOTAL FOR BUILDING
PARKING - 30 UNITS X 2 = 60 STALLS
UNDERGROUND PARKING - 36 STALLS
OUTSIDE PARKING - 24 STALLS

WETLAND

75 WETLAND SETBACK

SHADED AREA
EXTENT OF
BUILDABLE
AREA

WETLAND

ARCHITECTURAL SITE PLAN
1" = 100'

SHADED AREA
EXTENT OF
BUILDABLE
AREA



75' WETLAND SETBACK

WETLAND

1
A1.0
ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

Architectural Site Plan

PROJECT INFORMATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ORONO, MINNESOTA

SHEET NUMBER / TITLE:
A1.0