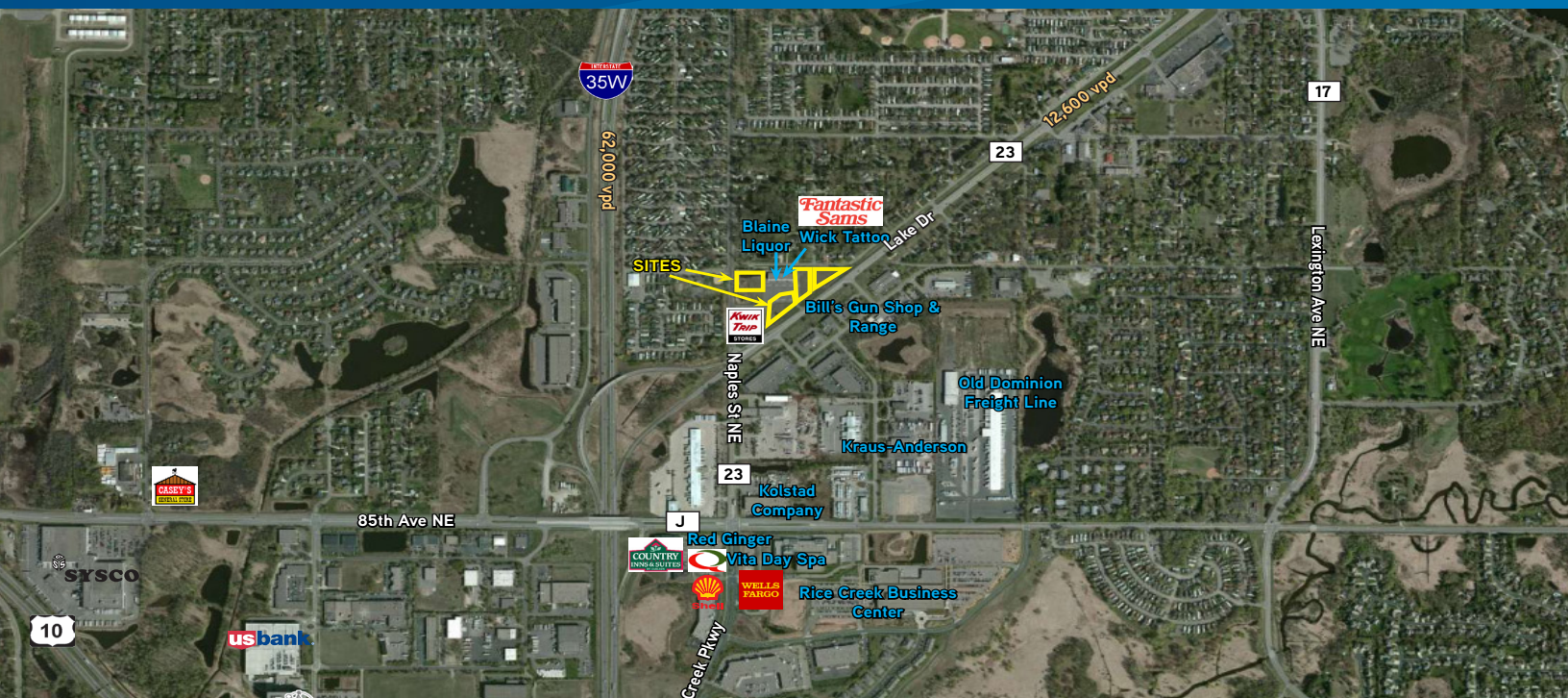


LAND > FOR SALE OR BUILD TO SUIT

Naples Marketplace Outlots

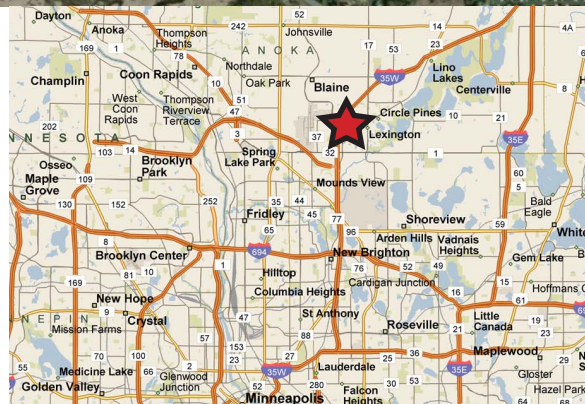


NEQ OF I-35W & LAKE DR, BLAINE, MN



PROPERTY DETAILS

- > Approximately 1 - 3.28 acres contiguous (4.35 total available)
- > Zoned B-2 - Community Commercial
- > Easy access to I-35W and Lake Drive
- > Shovel ready sites with roads & utilities stubbed
- > Join Kwik Trip, Blaine Liquor, and Fantastic Sams
- > Great Proximity to Medtronic, Wells Fargo, and more
- > For Sale or Build to Suit



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Site Information

- › **Location** NEQ of I-35W & Lake Dr, Blaine, MN
- › **Description** 1 - 3.28 acre sites available
- › **Zoning** B-2 - Community Commercial
- › **Property IDs**
 - Lot 1: 35-31-23-32-0022
 - Lot 4: 35-31-23-32-0025
 - Lot 6: 35-31-23-32-0027
 - Lot 7: 35-31-23-32-0028

ASKING PRICE:

LOT 1: \$6.00 PSF (\$195,882)
 LOT 4: \$8.00 PSF (\$369,656)
 LOT 6: \$8.00 PSF (\$385,696)
 LOT 7: \$8.00 PSF (\$391,360)

TRAFFIC COUNTS:

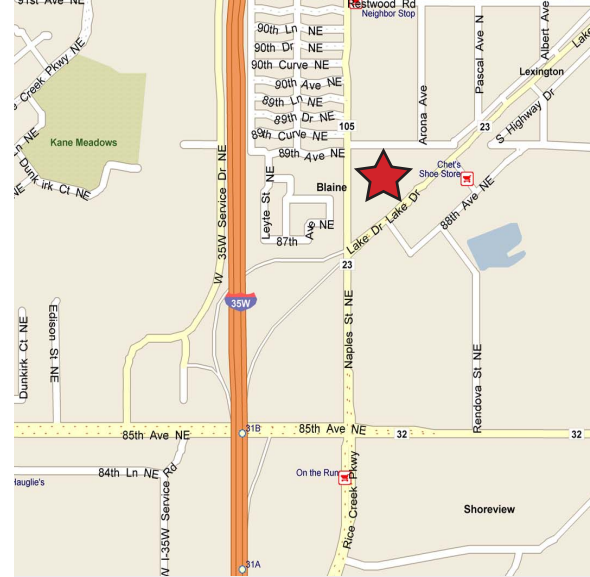
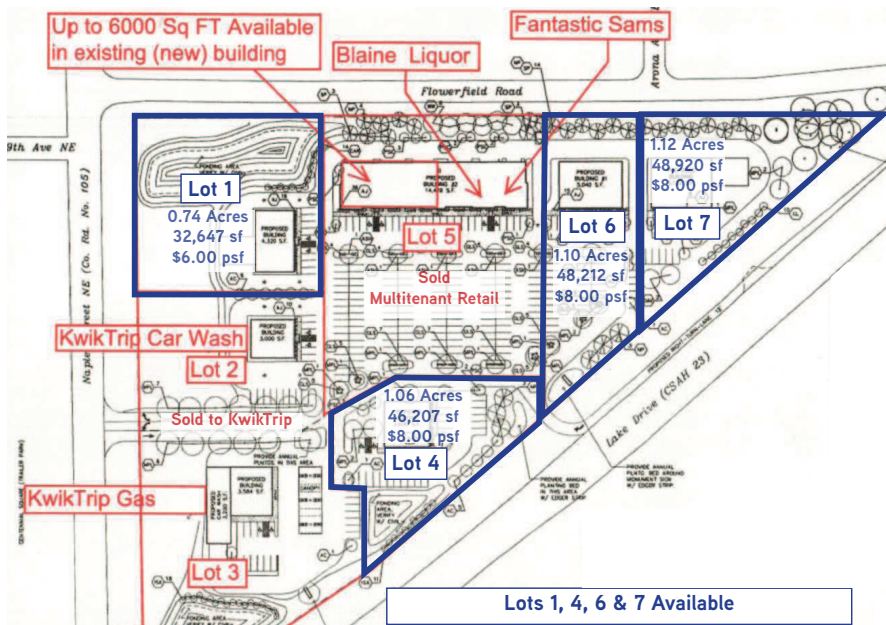
- › I-35W: 62,000 vpd
- › Lake Dr: 12,600 vpd

** Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars*

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,556	42,315	141,612
Median HH Income	\$63,636	\$65,361	\$69,309
Average HH Income	\$77,168	\$81,392	\$88,804

** Source: U.S. Bureau of the Census, Census 2010 file. Esri forecasts for 2013*



Contact Us

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