

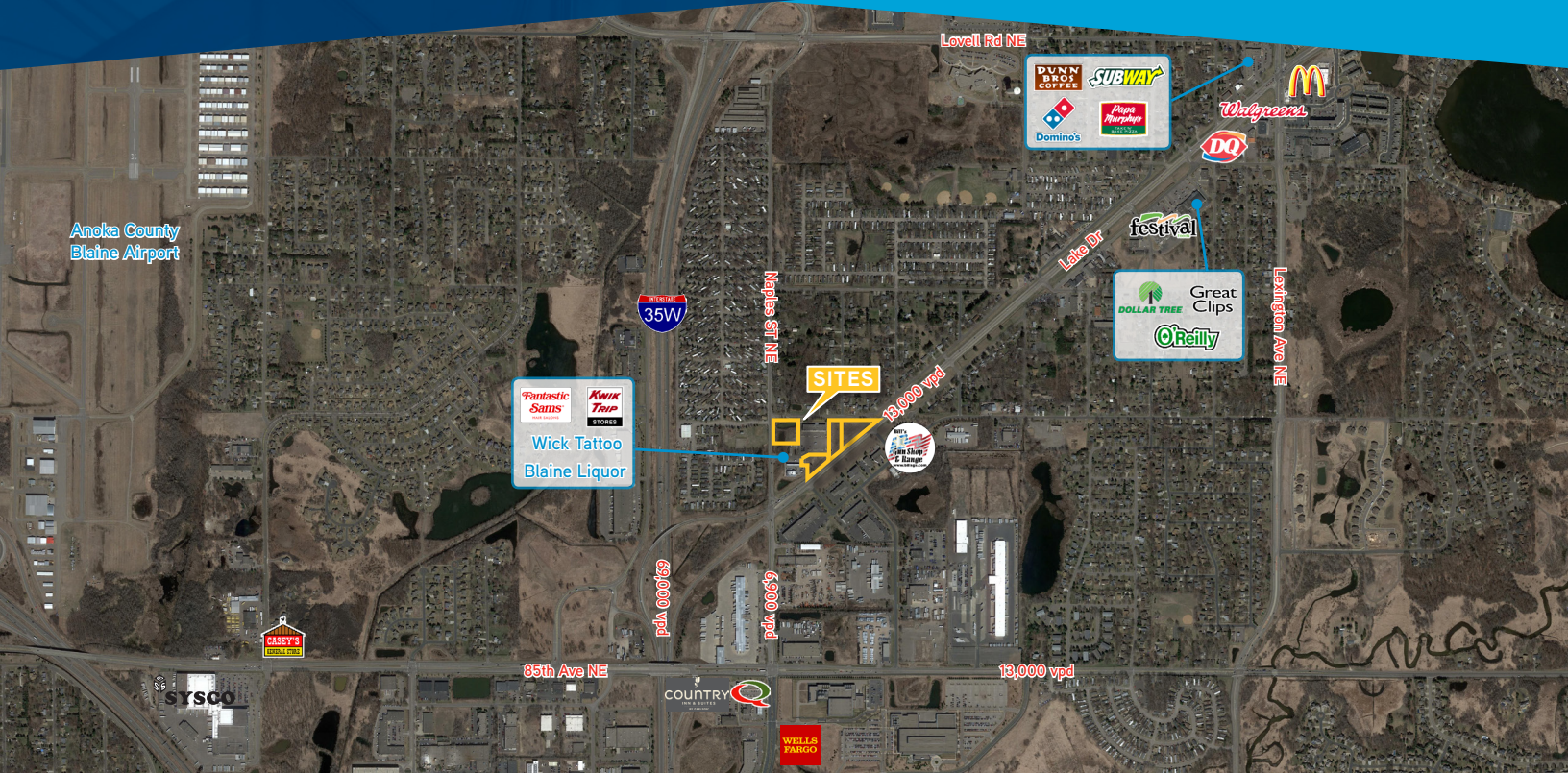
LAND FOR SALE OR BUILD TO SUIT >

Naples Marketplace Outlots

NEQ of I-35W & Lake Drive | Blaine, MN



Accelerating success.



PROPERTY DETAILS

- > Approximately 1-3.28 acres contiguous (4.35 total available)
- > Zoned B-2, Community Commercial
- > Easy access to I-35W & 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

CONTACT US >

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NAPLES MARKETPLACE OUTLOTS >

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)

DEMOGRAPHICS: 1 MILE 3 MILE 5 MILE

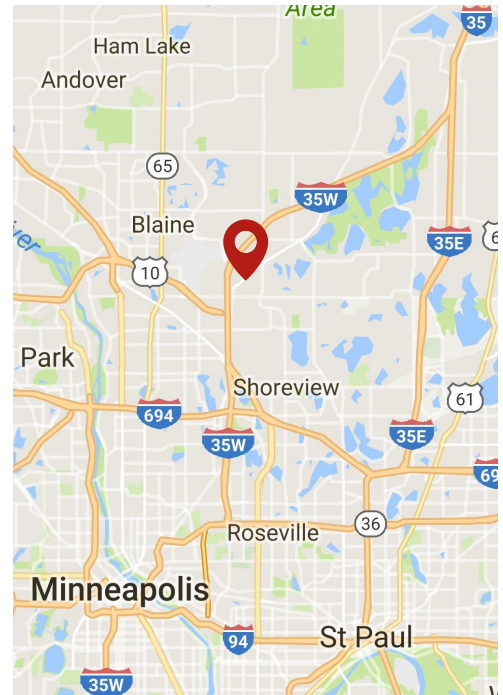
	1 MILE	3 MILE	5 MILE
Population	7,761	43,482	145,765
Median HH Income	\$66,735	\$73,443	\$76,934
Average HH Income	\$86,277	\$91,009	\$98,721

*Source: ESRI 2015 Est.

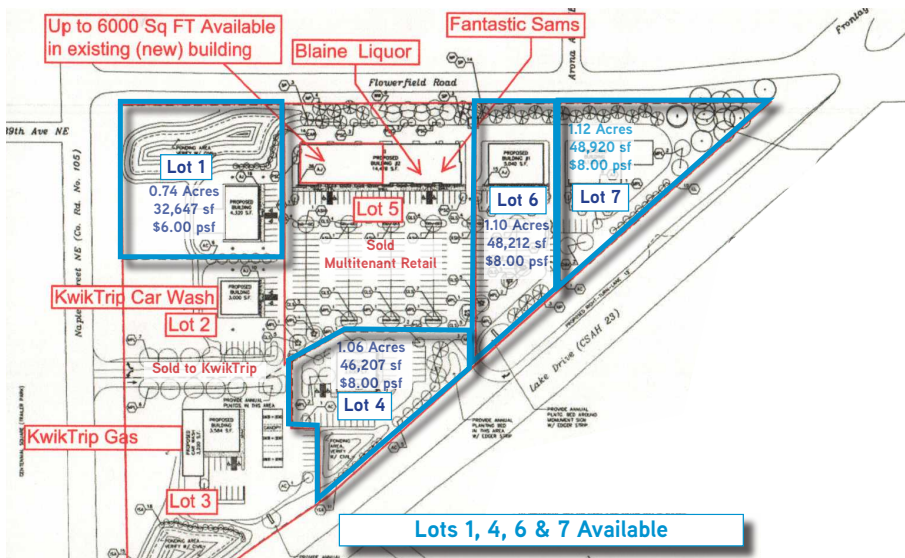
TRAFFIC COUNTS:

- > I-35W: 69,000 vpd
- > Lake Dr: 13,000 vpd

*Source: Minnesota Department of Transportation 2016 Study averages are per day total cars



SITE PLAN



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