

Imagine Theater Outlot

The map displays the Monticello area, showing a mix of commercial and residential development. Key features include:

- Highways:** State Hwy 25 (28,500 vpd) and City Rd 18 (12,000 vpd) are highlighted. Dundas Rd and Chelsea Rd are also shown.
- Schools:** Monticello High School (1,169 Students), Little Mountain Elementary School, and Eastview Elementary School are labeled.
- Commercial Areas:** Various commercial zones are marked with logos for Subway, McDonald's, Target, Office Max, Petsmart, Marshalls, and others.
- Site Location:** A yellow arrow points to a 'SITE' near the intersection of State Hwy 25 and School Blvd.



OUTLOT > FOR SALE

SITE INFORMATION

- > Location 9375 Deegan Ave | Monticello, MN
- > Description Approx. 2 Acre Outlot
- > PID 155.164.002020



AVAILABLE

- > 2 Acres (approx.)

ASKING PRICE

- > \$435,000



DEMOGRAPHICS

Distance	1 Mile	3 Mile	5 Mile
Population	4,096	17,155	27,804
Median HH Income	\$91,746	\$79,921	\$79,593
Average HH Income	\$97,041	\$88,180	\$90,341

Source: ESRI 2018 est.



TRAFFIC COUNTS

- > School Blvd: 6,600 vpd
- > State Hwy 25: 13,500 vpd

* Source: MN Department of Transportation 2019 Study averages are per day total cars



AREA TENANTS



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