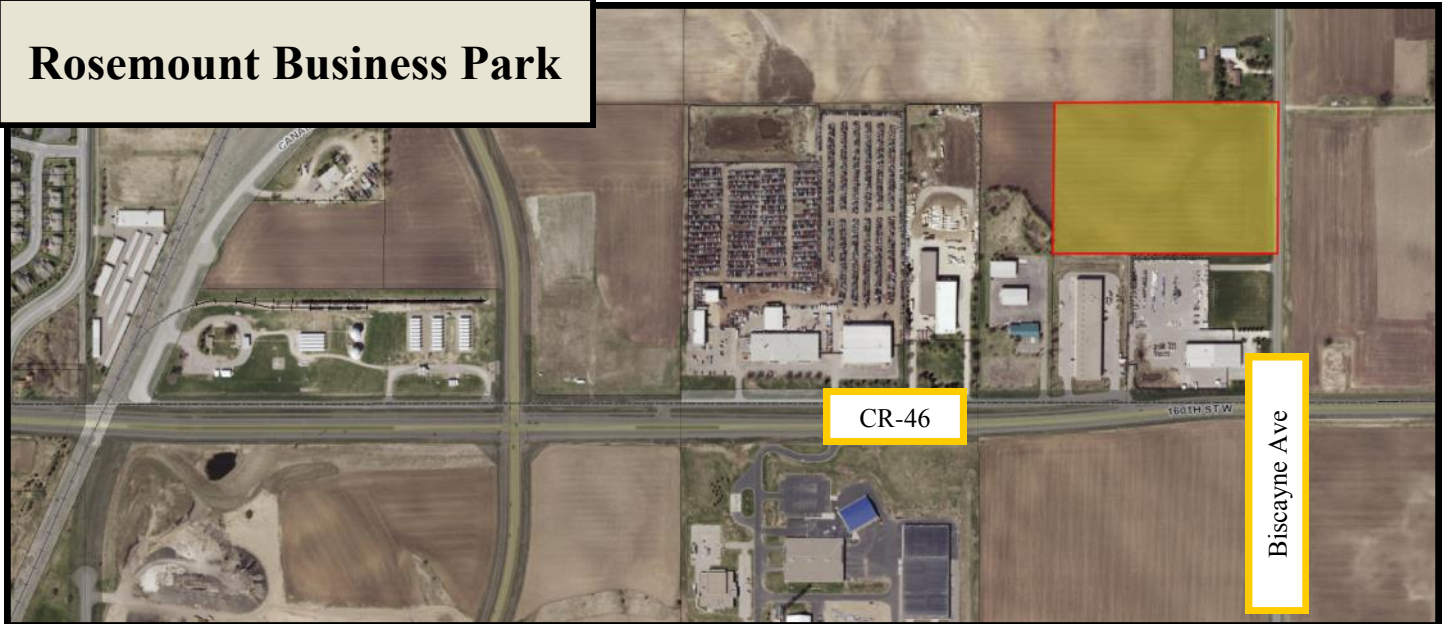




Land For Sale

County Road 46 and Biscayne Ave, Rosemount, MN 55068

Rosemount Business Park

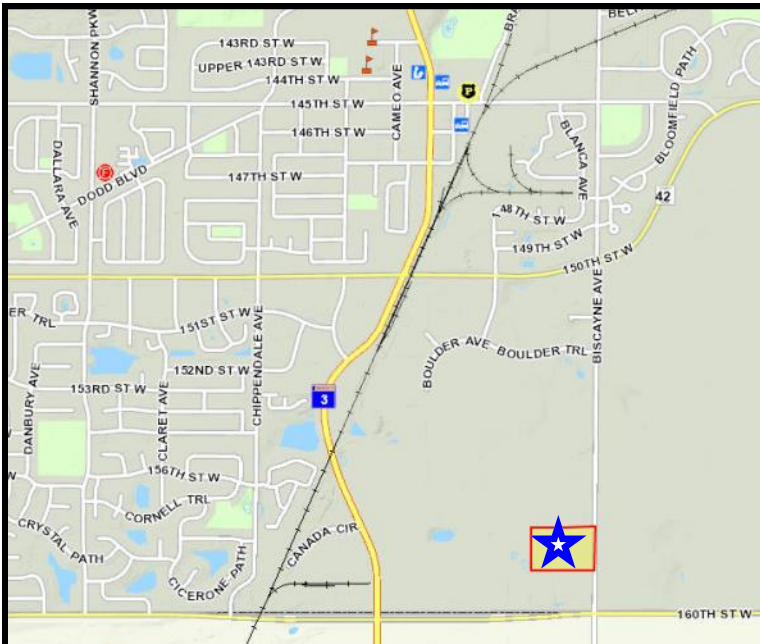


- ♦ 15 acres of Business Park Land
- ♦ Many Options for uses on this site
- ♦ Zoned for anything from office buildings to light manufacturing
- ♦ Located off CR 46 just East of Highway 3 in Rosemount
- ♦ Easy access to Highway 3 and Highway 52

For more information, contact:

Bruce Rydeen
952.469.9444
brucer@cerron.com

Visit our website to view this property in more detail or other properties Cerron has available at: www.CERRON.com



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Data Summary

County Road 46 and Biscayne Ave, Rosemount, MN 55068

Site Size Approx. 15 acres

Zoning BP-Business Park

Uses Office Warehouse, Office
Showroom, Light Industrial,
Wholesale, Distribution, In-
door Recreation

Price \$3.50/SF

PID# 34-03210-85-022

Real Estate Taxes \$10,033.52 (2017)

Location: This 15 acre site is located in the Rosemount Business Park, in the city of Rosemount, MN. A strong, united business community has been achieved in Rosemount through the activity and cooperation of local business, the City, the chamber of commerce, and other civic organizations. More than 500 acres of industrial- and commercial-zoned land have been reserved for development in Rosemount. Rail, air, barge, and freeway access provide Rosemount's economic community with an expedient transportation system. Four major highways link Rosemount to Minneapolis and St. Paul.

Traffic: 11,400 vpd at the intersection of Biscayne Ave & CR-46

Demographics (2015 data)

	1 Mile	3 Mile	5 Mile
Population	N/A	23,840	66,892
Median HH Income	N/A	\$64,541	\$73,574
Average HH Income	N/A	\$68,590	\$80,811

Neighboring Businesses: Dakota County Transportation, Dakota Fence, Metro Mosquito Control, Frana Companies/Midwest Wall Systems, and Highstone Properties/AAA Auto Salvage.

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The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.