

SE CORNER OF MANNING AVE & I-94

11530 Hudson Boulevard North



FOR MORE INFORMATION CONTACT:

BRIAN ZELLER

O: 651.556.2222

C: 612.325.3038

bzeller@ccim.net

Executive Summary



SALE PRICE **\$7.50 PSF**

OFFERING SUMMARY

Lot Size: 70.0 Acres

Zoning: I-1C Light Industrial

Traffic Count: 81,000

PROPERTY HIGHLIGHTS

- Best Value on the East Side, borders I-94 and Woodbury
- Great Exposure
- Conveniently located 15 minutes from Downtown St. Paul
- 70 Acre Project
- Lot Sizes Range from 5 to 15 Acres
- Easy Access to I-94
- 4 Corners: Woodbury, Lake Elmo, West Lakeland, & Afton
- Access to site from Manning Road and Hudson Road
- Private Well and Septic/ private sewer development
- Up to 65% Impervious Permitted
- Priced at \$545K and up

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 O: 651.430.2233
 C: 612.325.3038
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Additional Photos

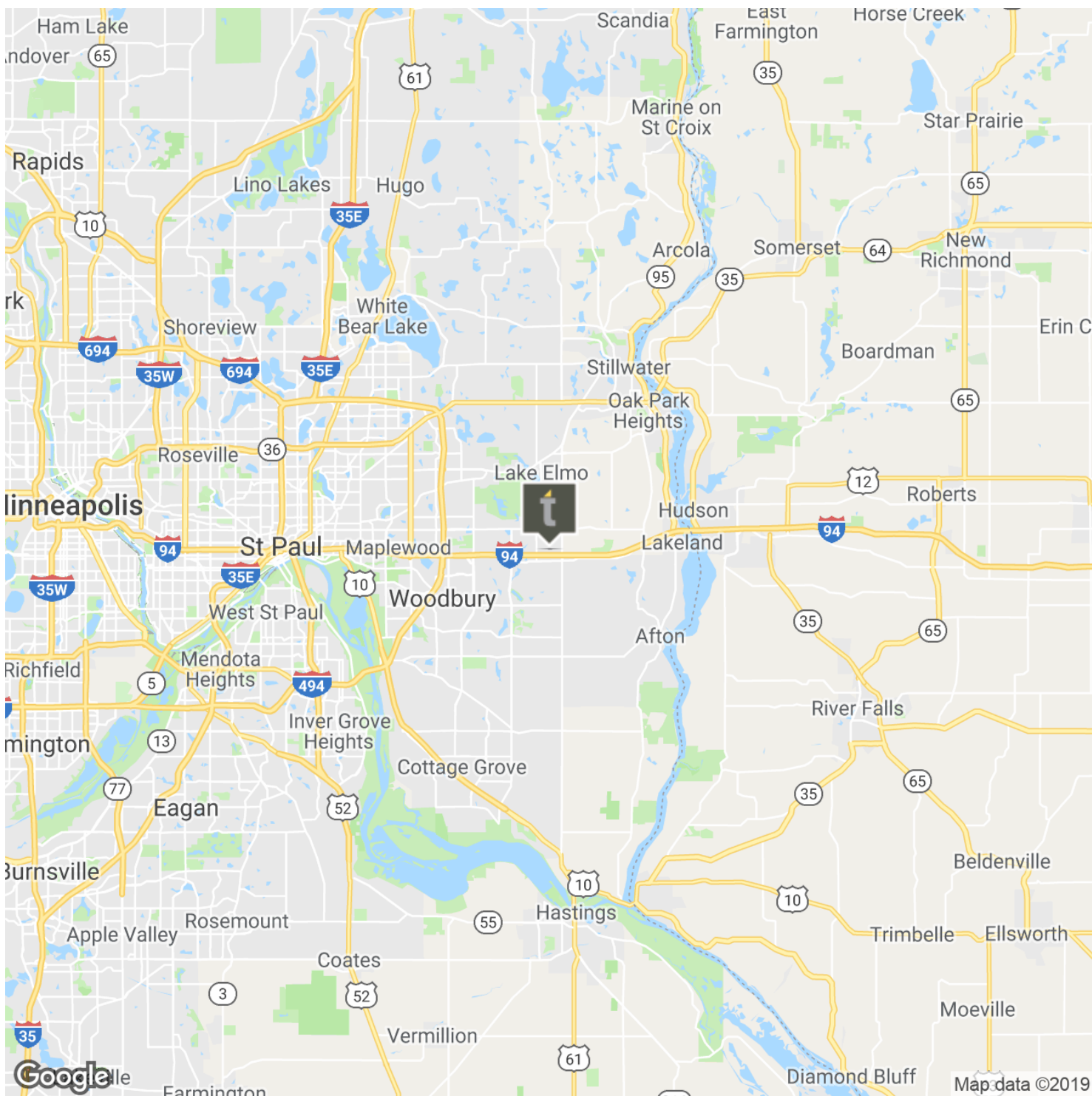


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Location Maps

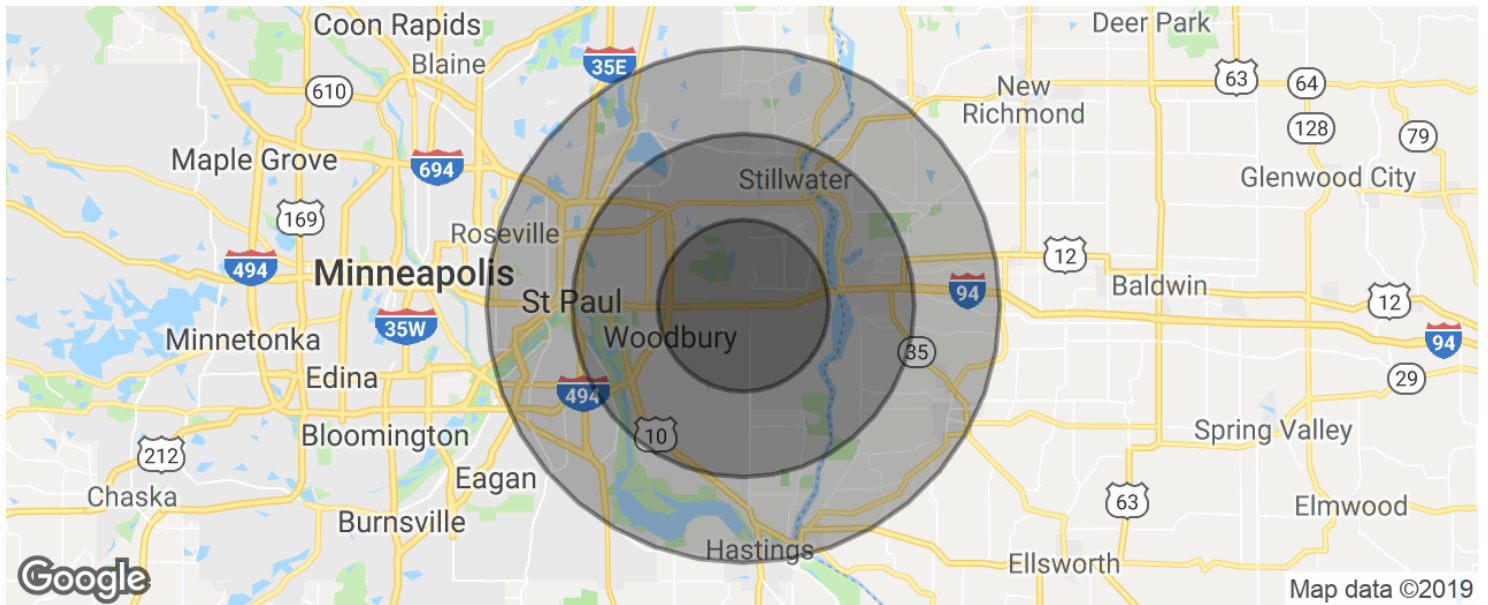


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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	49,624	236,733	601,253
Median age	36.3	36.7	36.2
Median age (Male)	35.3	35.9	35.0
Median age (Female)	36.8	37.5	37.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	17,211	87,381	226,447
# of persons per HH	2.9	2.7	2.7
Average HH income	\$125,902	\$98,170	\$81,673
Average house value	\$362,834	\$319,928	\$278,950

* Demographic data derived from 2010 US Census

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