



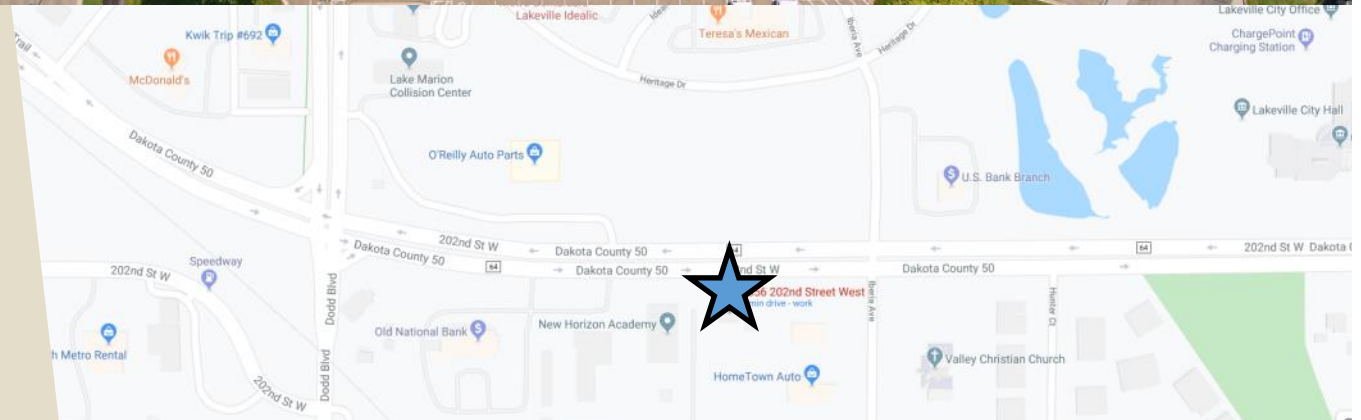
COMMERCIAL LAND FOR SALE

9056—202ND STREET WEST, LAKEVILLE, MN 55044

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
CERRON.com

Property Highlights:

- ◆ **Approx. 1.185 acres site (51,617 SF)**
- ◆ **Zoned C-3: General Commercial District— Ideal location for restaurant, medical, vet, service or daycare**
- ◆ **Fronts CR-50, access from Iberia Ave through Frandsen Bank & from 203rd St.**
- ◆ **Across from Heritage Commons Shopping Center**
- ◆ **Seller to plat (preliminary plat has been approved)**
- ◆ **Asking price: \$517,000**



DISCLAIMER: 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.

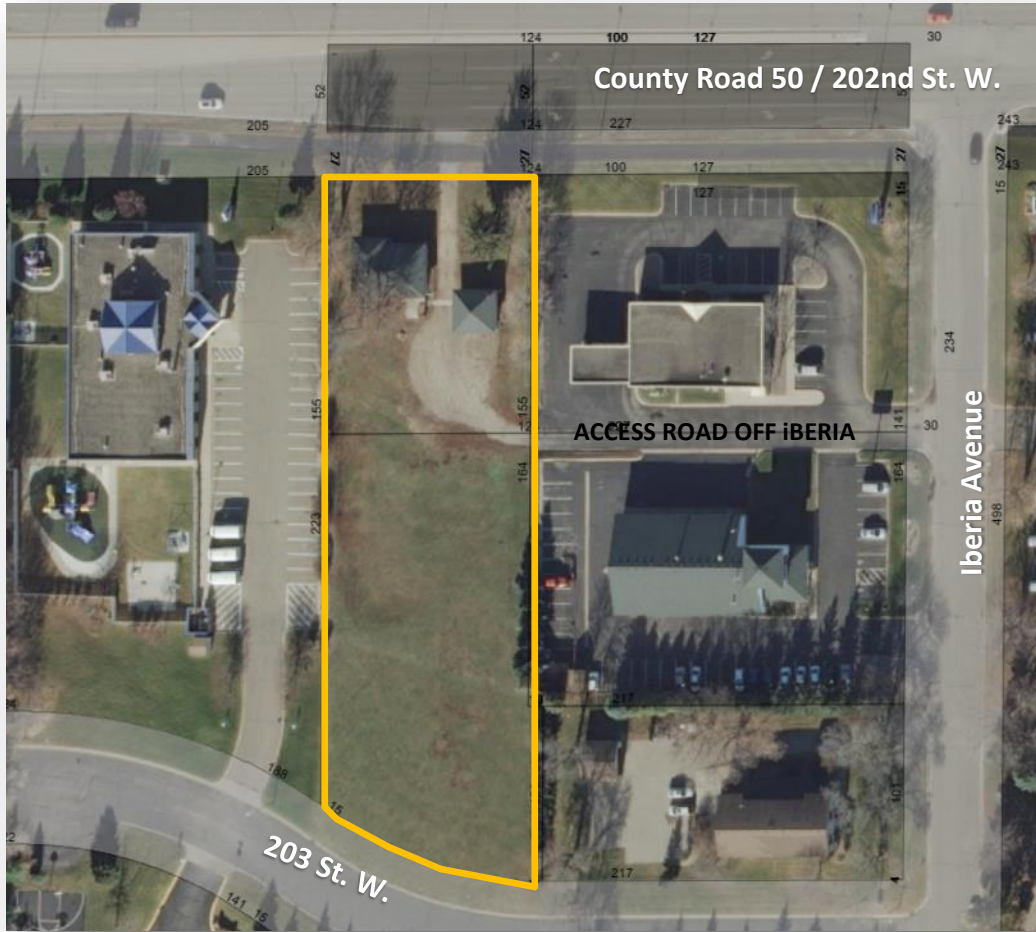


For more information, please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

SUMMARY

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Parcel Summary:

Parcel Size.....Approx. 1.185 acres
Dakota Co. PID#.....22-29500-01-013
Zoning.....C-3 General
Commercial District
Traffic Counts.....16,048 cars per day
About this siteHouse has been removed.

Utilities are to the site-water, sewer, electric, & gas. County Rd 50 visibility & frontage. Full intersection at Iberia Ave & CR 50/202nd St. W. Road access off Iberia Avenue next to Frandsen Bank and direct access off 203rd St W. Both lots have been combined into one parcel. Located cross from Heritage Commons Shopping Center, a CUB foods anchored center just north of historic downtown Lakeville. Lakeville has grown to over 72,000 people and leads the Twin Cities in home building permits.

Demographics:

	1 Mile	3 Mile	5 Mile
Population	8,177	32,504	96,675
Median Income	\$112,722	\$120,387	\$115,000
Average Income	\$140,779	\$151,800	\$144,325

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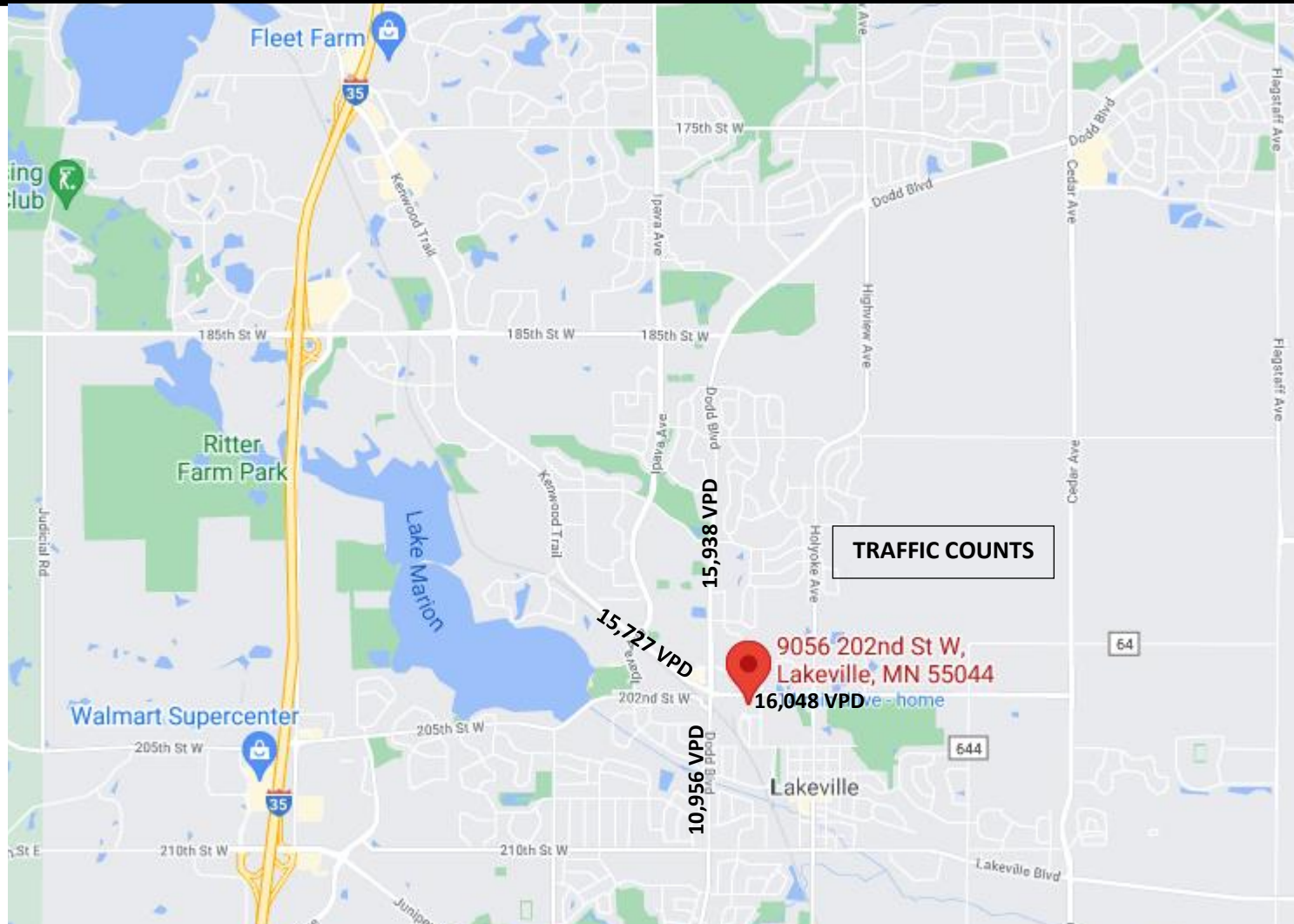


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LAKEVILLE MAP

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AERIAL FACING NORTH

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AERIAL FACING SOUTH

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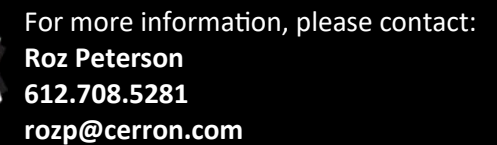
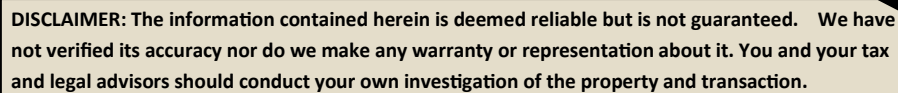
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SURVEY

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