

CRYSTAL PIZZA HUT

FOR SALE

3600 Douglas Drive | Crystal, MN | 55422

Confidential - Do Not Contact Employees



1,434 SF Restaurant Available

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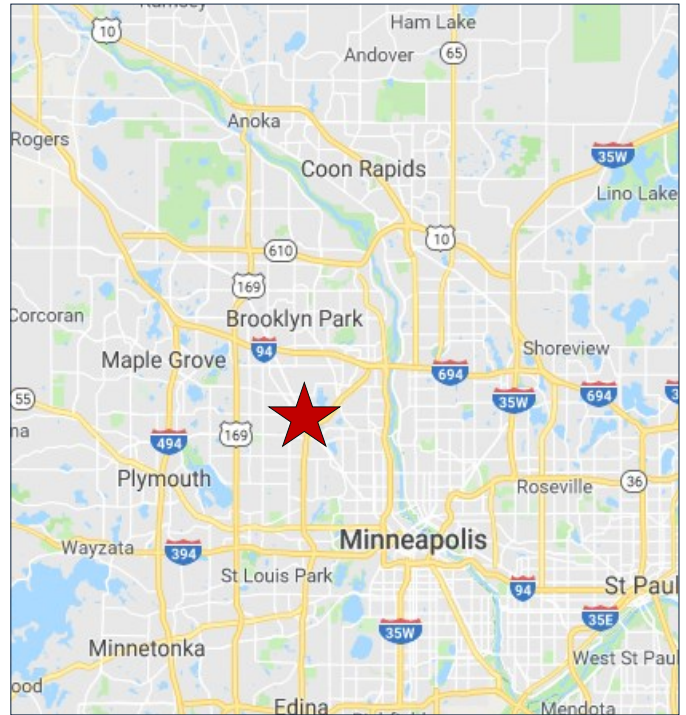
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	3600 Douglas Dr. N
CITY, STATE	Crystal, MN
BUILDING SIZE	1,434 SF
SALE PRICE	\$325,000
YEAR BUILT	1957
PARCELS	1611821330090
LAND AREA	0.40 acres / 17,339 SF
COUNTY	Hennepin
PARKING	15 Spaces
ZONING	Commercial
2018 TAXES	\$6,866.26



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	13,248	110,286	281,417
DAYTIME POPULATION	3,166	55,946	189,576
MEDIAN HH INCOME	\$63,093	\$61,497	\$61,331
AVERAGE HH INCOME	\$76,913	\$81,159	\$85,394
MEDIAN AGE	39.1	38.7	36.6

AREA RETAILERS

- HyVee
- Cub Foods
- Papa Murphy's
- Bruegger's Bagels
- Ace Hardware
- Anytime Fitness

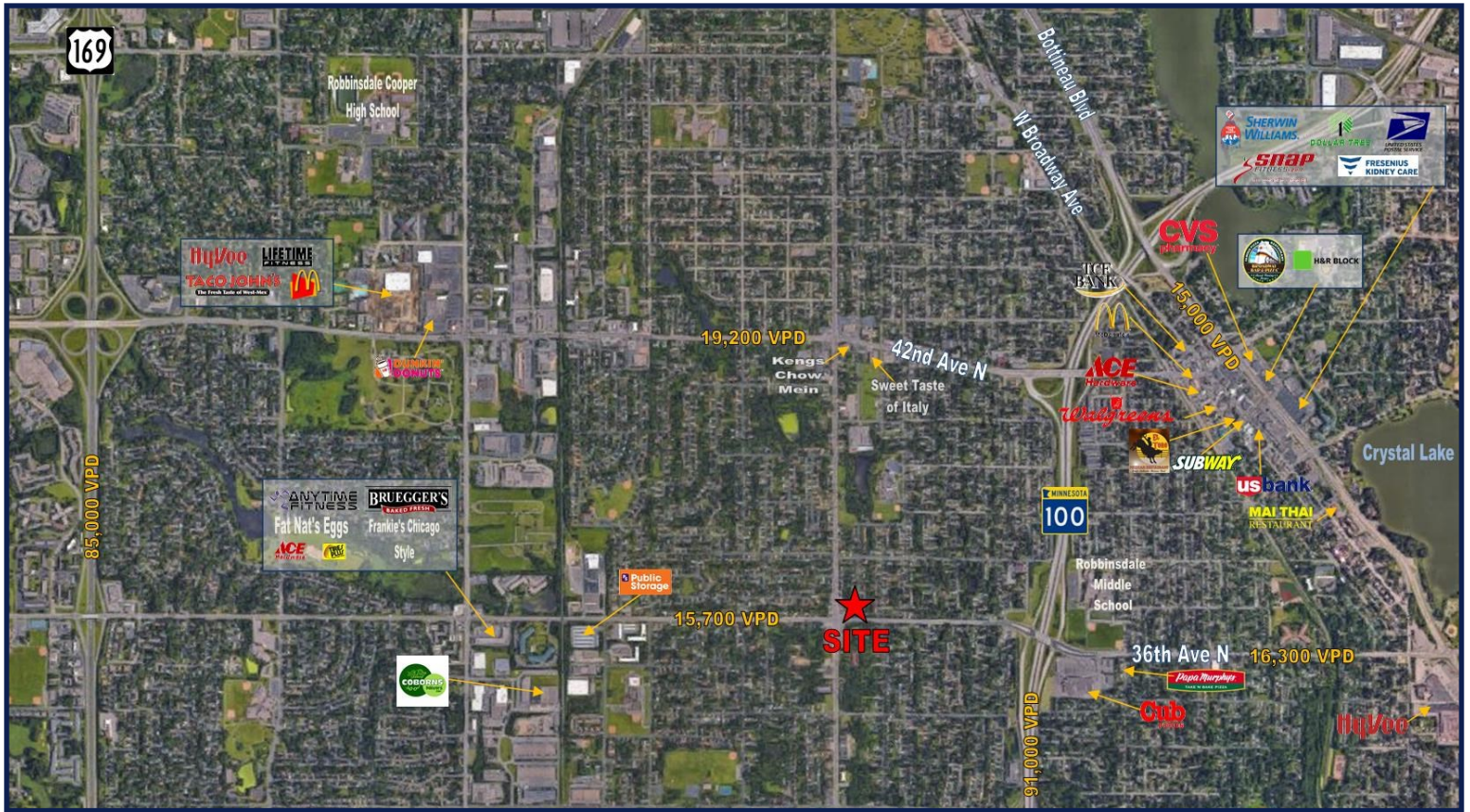
TRAFFIC COUNTS

DOUGLAS DR. N	12,400
36TH AVE N	15,700
HIGHWAY 100	92,000

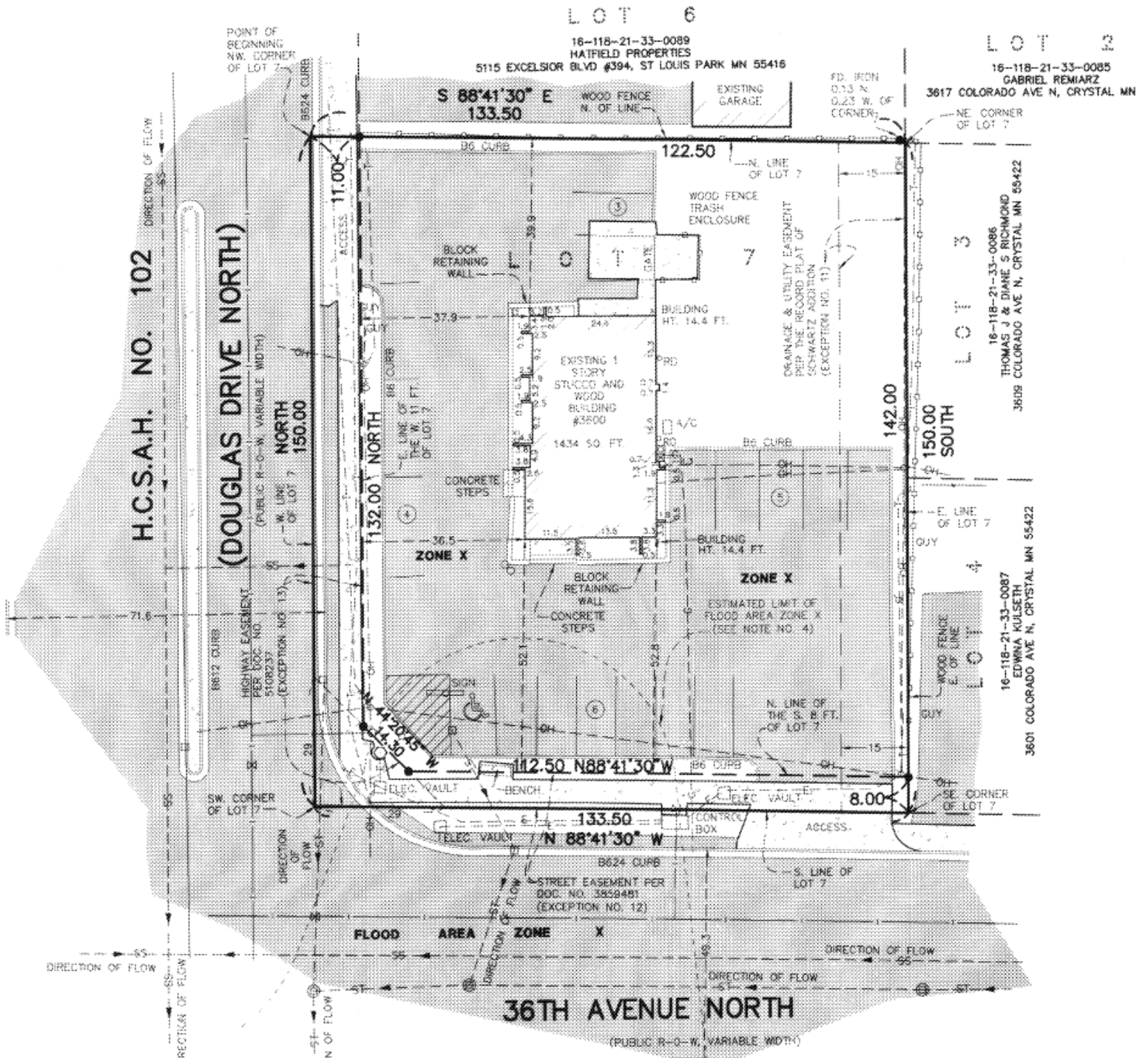
COMMENTS

- Located in the heart of Crystal's dense neighborhood
- Less than 1 mile to the west of Highway 100
- 15,700 VPD traffic counts
- Great spot for national or locally based restaurants





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