



RETAIL FOR LEASE OR SALE

LAKEVILLE LAND

NWC of I-35 & Cty Rd 46 | Lakeville, MN

Buck Hill Ski Area

83,000 VPD

Burnsville

Lakeville

9,000 VPD

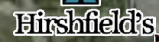
SITE

CR 46

Lakeville Municipal Liquor

COUNTY ROAD 46 3

KENWOOD TRAIL



LEASING INFORMATION

JANET OLSON | 612.359.1681
janet.olson@transwestern.com

JOHN JOHANNSON | 612.359.1680
john.johannson@transwestern.com

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OVERVIEW



PROPERTY INFORMATION

- **Location:** NWC I-35 & Cty Rd 46 | Lakeville, MN
- **Description:** Vacant Land
- **Parcel Size:** 18.73 acres
- **Zoning:** C-3: General Commercial District



AVAILABLE FOR SALE OR LEASE

- 18.73 acres



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	1,792	23,983	53,093
Median HH Income	\$128,029	\$108,700	\$111,044
Average HH Income	\$157,383	\$137,527	\$137,800

* Sources: ESRI 2018 est & MN Dept of Transportation 2019 Study avgs are per day total cars



TRAFFIC COUNTS

- 83,000 vpd - I-35
- 9,000 vpd - Cty Rd 46



COMMENTS

Land available with great freeway access to I-35 on County Road 46. The property is zoned C-3, which allows for most commercial uses. Located in Lakeville, along the Burnsville city border, just minutes south of the Burnsville regional trade area.

