

LAKEVILLE DEVELOPMENT READY SITE

175th Street W. & Glacier Way | Lakeville, MN 55044



SALE/LEASE/BTS OPPORTUNITY

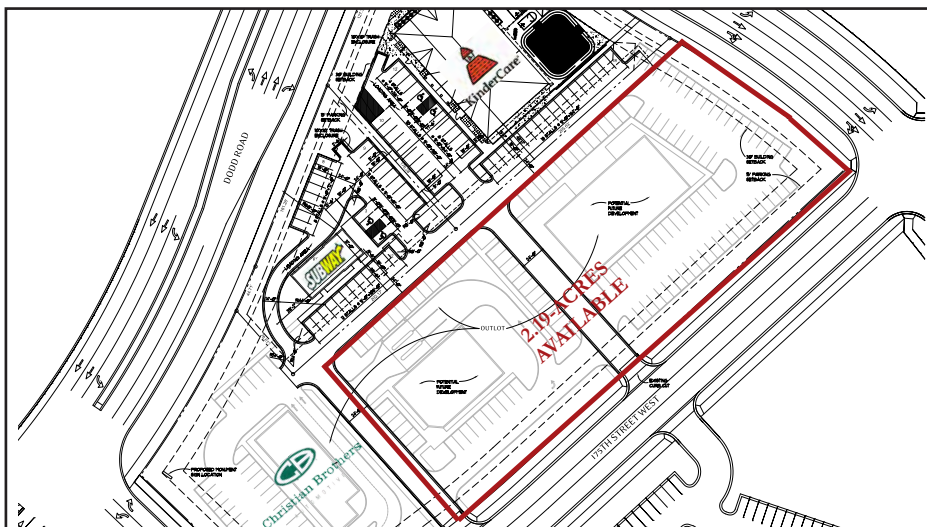
HJ Development is marketing a 2.19-acre land parcel for Sale/Lease/BTS opportunities. The site is located adjacent to the Cub Foods anchored Crossroads of Lakeville development. PUD zoning permits for a wide variety of uses. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	8,425	67,209	154,613
Daytime Population:	816	16,651	49,972
Households:	2,818	23,037	55,216
Average HH Income:	\$108,384	\$108,574	\$109,462

CURRENTLY AVAILABLE

- 2.19-Acres for Sale/Lease/BTS
- Subdividable
- \$1,431,000 List Price (\$15.00 psf)
- Significant Housing Growth in the Immediate Vicinity
- Located Adjacent to the Crossroads of Lakeville Shopping Center
- Approx. 19,200 VPD Travel the Section of Cedar Ave. Closest to the Site
- Approx. 11,900 VPD Travel the Section of Dodd Blvd. Closest to the Site



CONTACT INFORMATION

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SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | LAKEVILLE

