

HARVEST RIDGE

County Line Road SE & US Highway 12/Babcock Boulevard | Delano, MN 55328



SALE/LEASE/BTS OPPORTUNITY

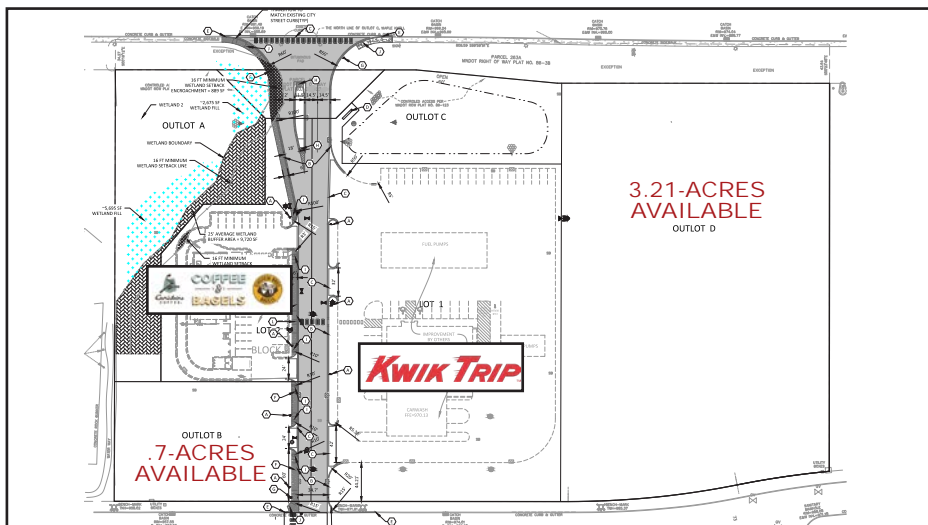
HJ Development is currently marketing two (2) land parcels (3.21-acres & .7-acres) in Delano, MN. Located at the intersection of County Line Road SE & US Hwy. 12 (Babcock Blvd.), the sites are available for sale, lease or build-to-suit. Permitted uses include retail, office, daycare, restaurant, medical office, multi-family and senior housing. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	1-Mile	3-Miles	5-Miles
Population:	3,466	7,975	16,929
Daytime Population:	2,457	3,387	5,881
Households:	1,327	2,829	6,130
Average HH Income:	\$91,952	\$106,825	\$109,841

CURRENTLY AVAILABLE

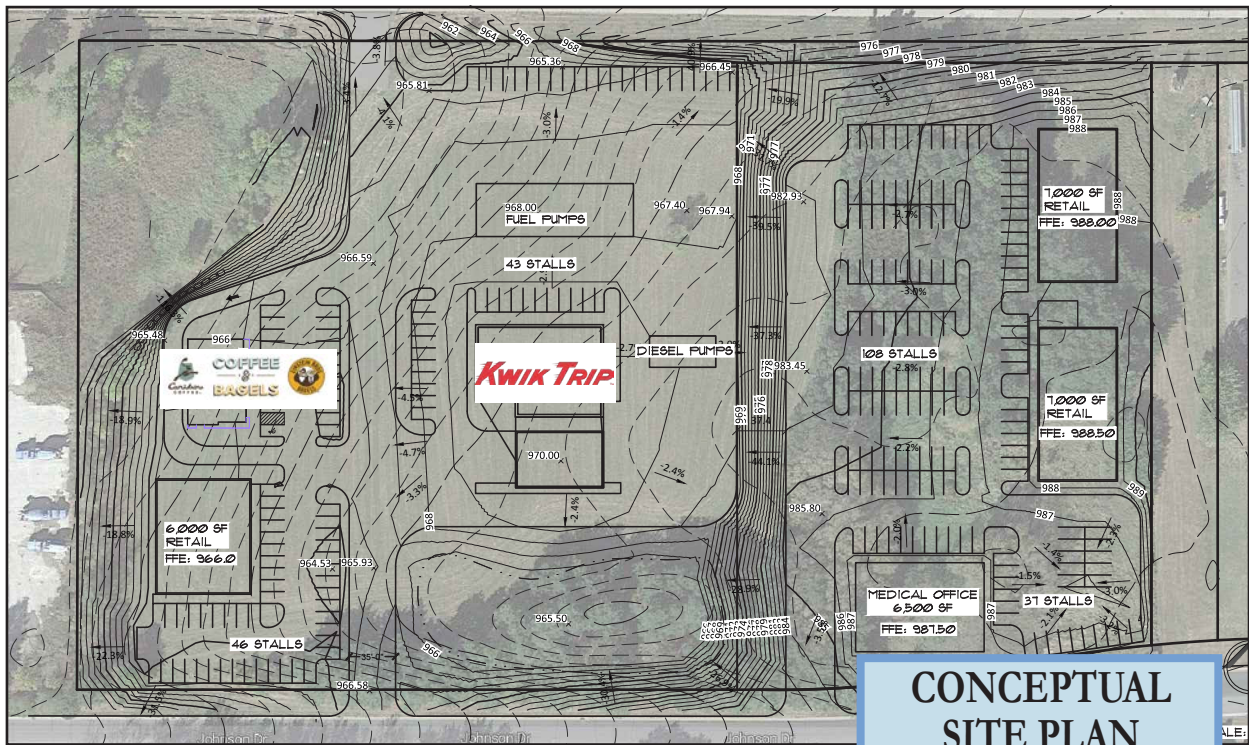
- Sale/Lease/BTS Opportunities
- User Driven Development
- Single or Multi-Tenant Use
- Negotiable Pricing
- Located Across the Street from Coborn's, the Prominent Grocer for City Residents
- Flexible Zoning Allows for a Variety of Uses
- Kwik Trip & Caribou Opening February 2020



CONTACT INFORMATION

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



CONCEPTUAL SITE PLAN