

LAND FOR SALE

11866 Aberdeen St NE Blaine, MN



PROPERTY FEATURES

- Raw land site for sale on Highway 65 (Central Ave N)
- Approximately 1.02 acres (44,220 sq ft), zoned for Retail or Office use
- Directly north & adjacent to family restaurant site
- Proposed plat for 2-story office building
- Excellent demographics, 35,500 vehicles per day (MNDOT 2009)
- Target, Lowes, Blaine Medical Center, Cub Foods all in area

LIST PRICE: \$375,000 (\$8.48/sq ft) Property Taxes: \$7,684.82 (2013)

For More Information Contact: MARTY FISHER
PREMIER COMMERCIAL PROPERTIES, LLC
6897 139th Lane NW Ramsey, MN 55303
763.862.2005

www.premiercommercialproperties.com

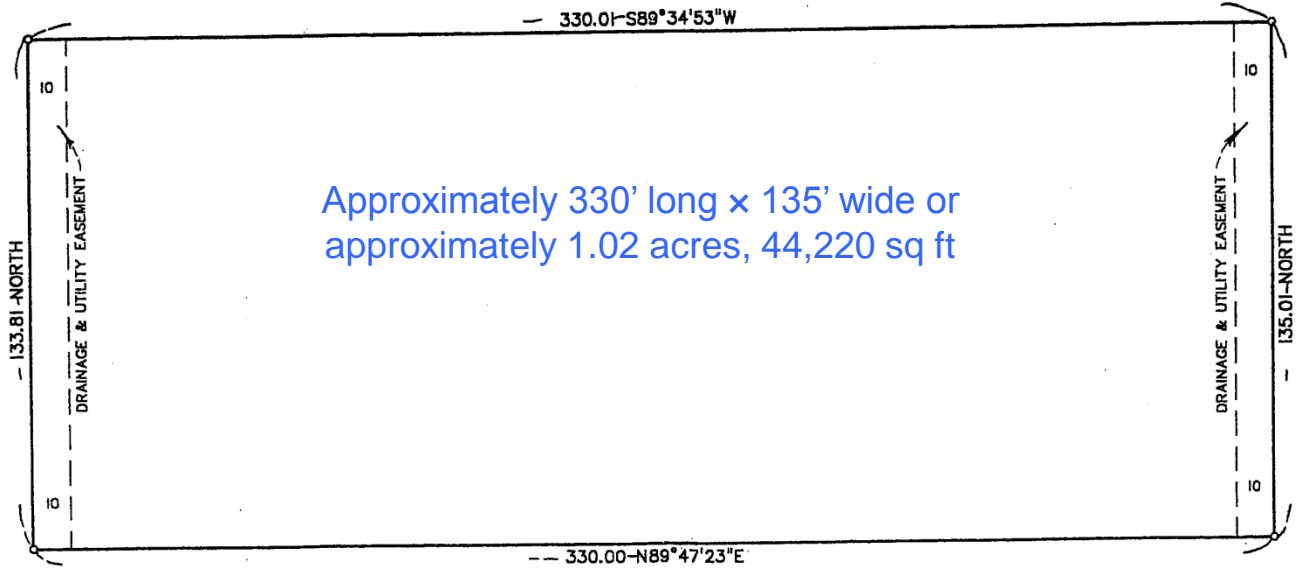


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Survey

STATE TRUNK HIGHWAY NO. 65



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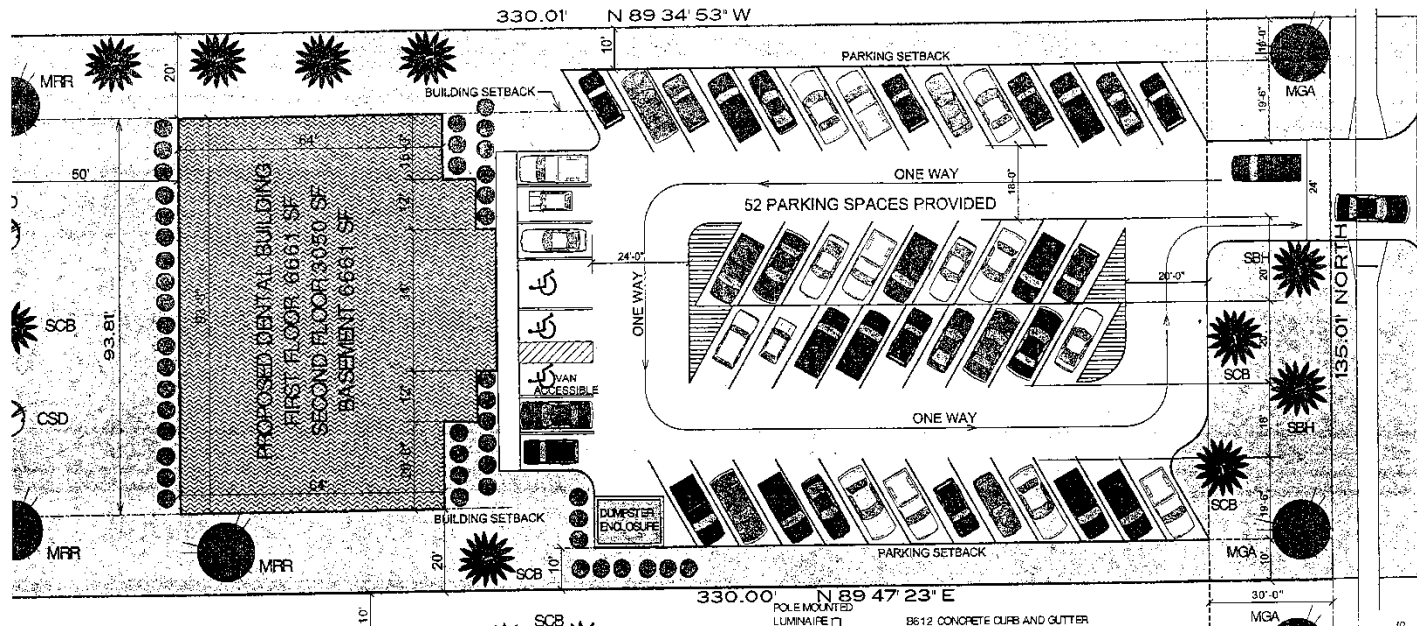
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Proposed 2-story office space



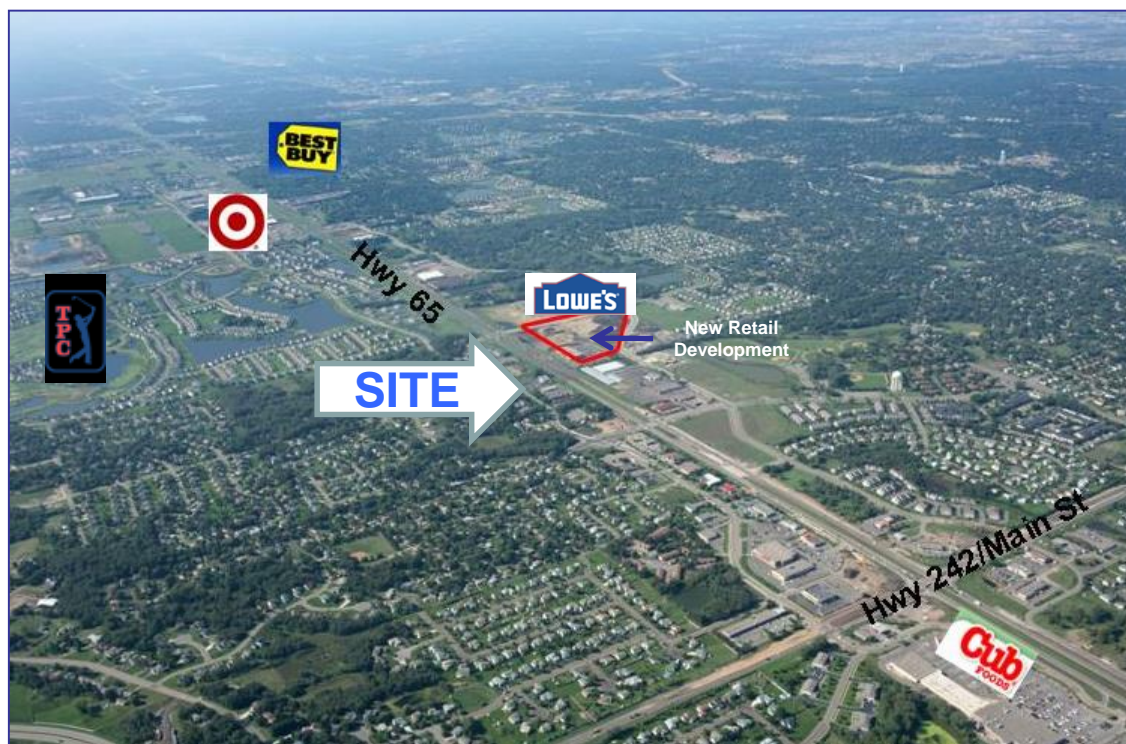
DEMOGRAPHICS 2010	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	11,972	58,071	133,846
Total Households	4,295	20,927	48,908
Total Families	3,256	16,033	35,983
Average Household Income	\$101,894	\$90,759	\$87,619

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