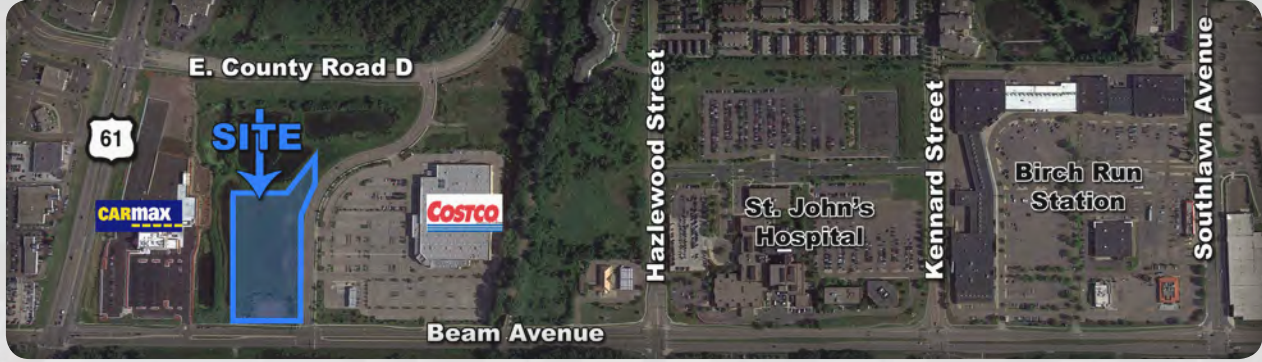


## COSTCO OUTLOT

Beam Avenue & Country View Lane | Maplewood, MN 55109



## SALE/LEASE/BTS OPPORTUNITY

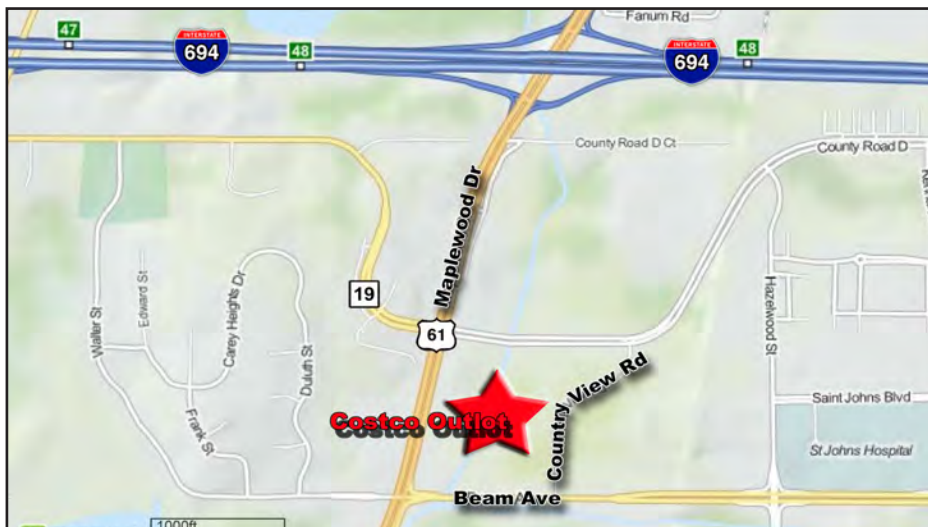
HJ Development is currently marketing a land parcel adjacent to Costco and Carmax in Maplewood, MN. The 5.01-acre site is available for sale, lease or build-to-suit opportunities. The site offers 3.1-buildable acres. For more information or to schedule a property tour please contact us directly.

### DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	4,858	66,835	220,019
Daytime Population:	6,251	44,427	101,075
Households:	1,942	27,219	84,346
Average HH Income:	\$75,174	\$72,317	\$70,750

### CURRENTLY AVAILABLE

- 5.01-Acre Land Site
- 3.1-Buildable Acres
- \$1,850,000 List Price
- Adjacent to Costco & Carmax
- Convenient Highway Access
- Active Retail & Commercial Area
- Outstanding Location



### CONTACT INFORMATION

- ✉ **Chris Moe, CCIM:**  
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- 🌐 www.hjdevelopment.com

# SALE/LEASE/BTS OPPORTUNITY | MAPLEWOOD

