

## 8.80-ACRE DELANO LAND SITE

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



### SALE/LEASE OPPORTUNITY

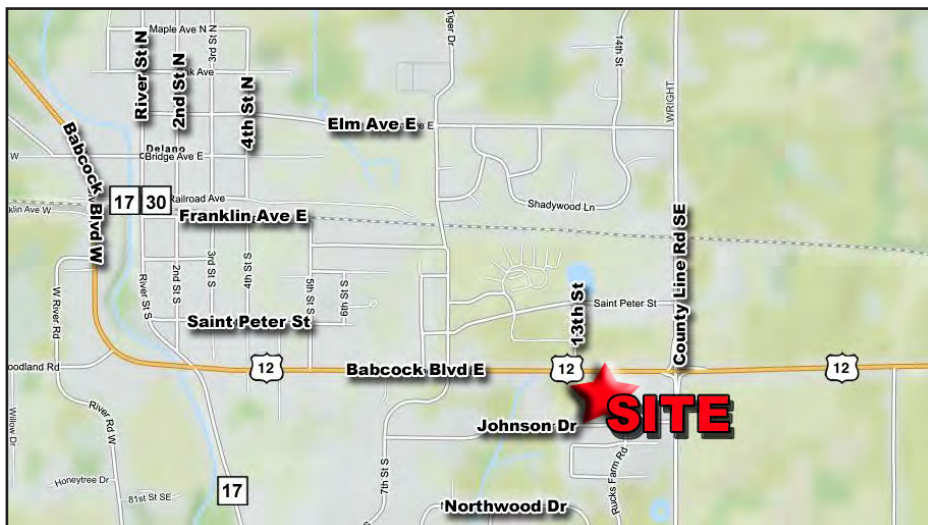
HJ Development is currently marketing a 8.80-acre land parcel in Delano, MN. Located at the intersection of County Line Road SE & US Hwy. 12 (Babcock Blvd.), the site is available for sale or lease. Permitted uses include retail, office, daycare, restaurant and medical office. For more information please contact us directly.

#### DEMOGRAPHICS (Data Source - ESRI)

	1-Mile	3-Miles	5-Miles
Population:	3,564	7,677	16,403
Daytime Population:	2,798	4,067	7,070
Households:	1,341	2,711	5,912
Average HH Income:	\$86,701	\$98,178	\$100,778

#### CURRENTLY AVAILABLE

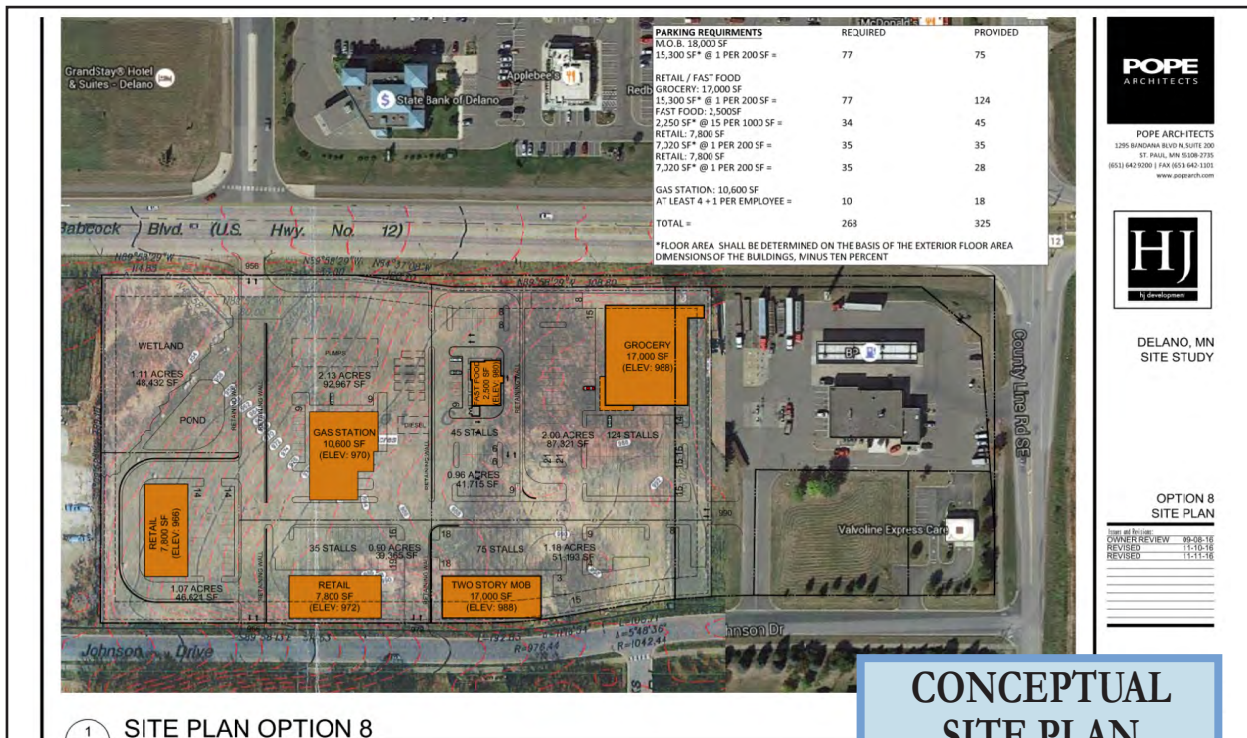
- 8.80-Acre Land Site
- User Driven Development; Sale/ Lease Opportunities Available
- Single or Multi-Tenant Use
- Negotiable Pricing
- Located Across the Street from Coborn's, the Prominent Grocer for City Residents
- Flexible Zoning Allows for a Variety of Uses



#### CONTACT INFORMATION

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# SALE/LEASE OPPORTUNITY | DELANO



1 SITE PLAN OPTION 8

## CONCEPTUAL SITE PLAN