

CENTRAL LAKES CROSSING

Highway 371 & Glory Road South | Baxter, MN 56425

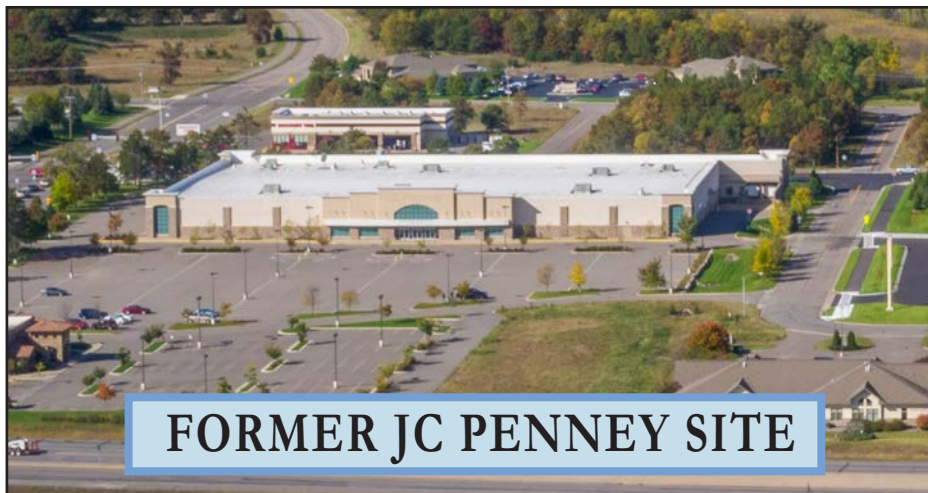


SALE/LEASE/BTS OPPORTUNITY

HJ Development is currently marketing two (2) sites within the Central Lakes Crossing development; the former JC Penney site and an outlot adjacent to Walmart. Both are available for sale, lease or build-to-suit opportunities. In addition, the sites are suitable for numerous uses including, retail, office, medical office, automotive dealership, self storage, multi-family or senior housing. Central Lakes Crossing serves the entire Brainerd Lakes area and is easily accessible with Highway 371 visibility to approximately 21,900 VPD. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	1-Mile	3-Miles	5-Miles
Population:	1,953	17,763	28,115
Daytime Population:	5,649	18,370	21,928
Households:	909	7,462	11,427
Average HH Income:	\$80,203	\$63,543	\$65,578



CURRENTLY AVAILABLE

- Former JC Penney Site
- 7.26-Acres; Existing Bldg. is 83,360 SF
- \$5-Million Sale Price
- Walmart Outlot Available
- 10.4-Acres; Divisible to 1-Acre Lots
- Negotiable Pricing; Call for Details
- Targeted Uses Include: Retail, Office, Medical Office, Multi-Family, Senior Living, Auto Dealers & Self Storage
- User Driven Development
- Convenient Highway Access & Great Visibility; Growing Area
- Area Tenants Include: Brainerd Lakes Surgical Center, Costco, Dick's Sporting Goods, Essentia Health, Home Depot, Mpls. Heart Institute, Petsmart, TJ Maxx, Ulta & Walmart

CONTACT INFORMATION

- ✉ **Chris Moe, CCIM:**
cmoe@hjdevelopment.com
- ✉ **Brian Merz:**
bmerz@hjdevelopment.com
- ☎ 952-476-9400
- 🌐 www.hjdevelopment.com

