

LAKEVILLE DEVELOPMENT READY SITE

175th Street W. & Glacier Way | Lakeville, MN 55044



SALE/LEASE/BTS OPPORTUNITY

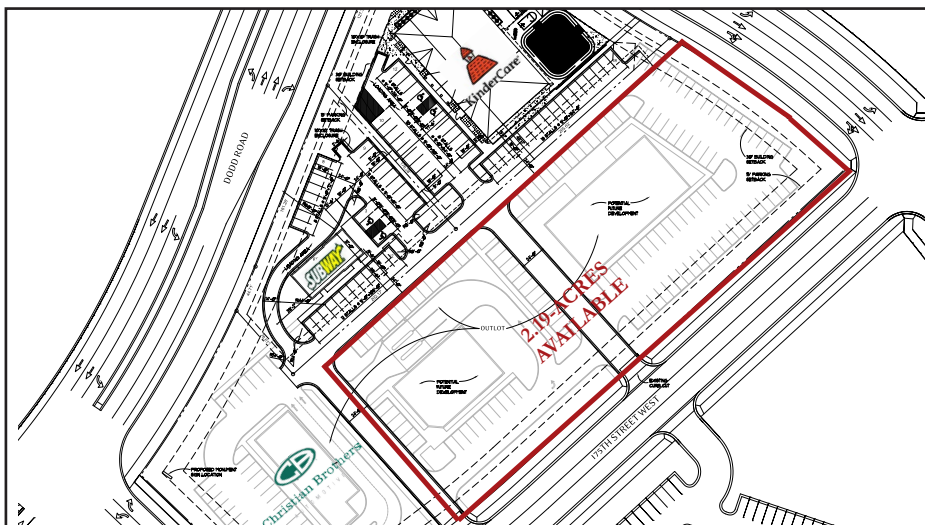
HJ Development is marketing a 2.19-acre parcel for Sale, Lease or Build-To-Suit opportunities. The site is located adjacent to the Cub Foods anchored Crossroads of Lakeville development. PUD zoning permits for a wide variety of uses. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	9,196	83,518	174,474
Daytime Population:	1,135	19,610	53,019
Households:	3,211	28,700	62,599
Average HH Income:	\$136,885	\$142,551	\$136,482

CURRENTLY AVAILABLE

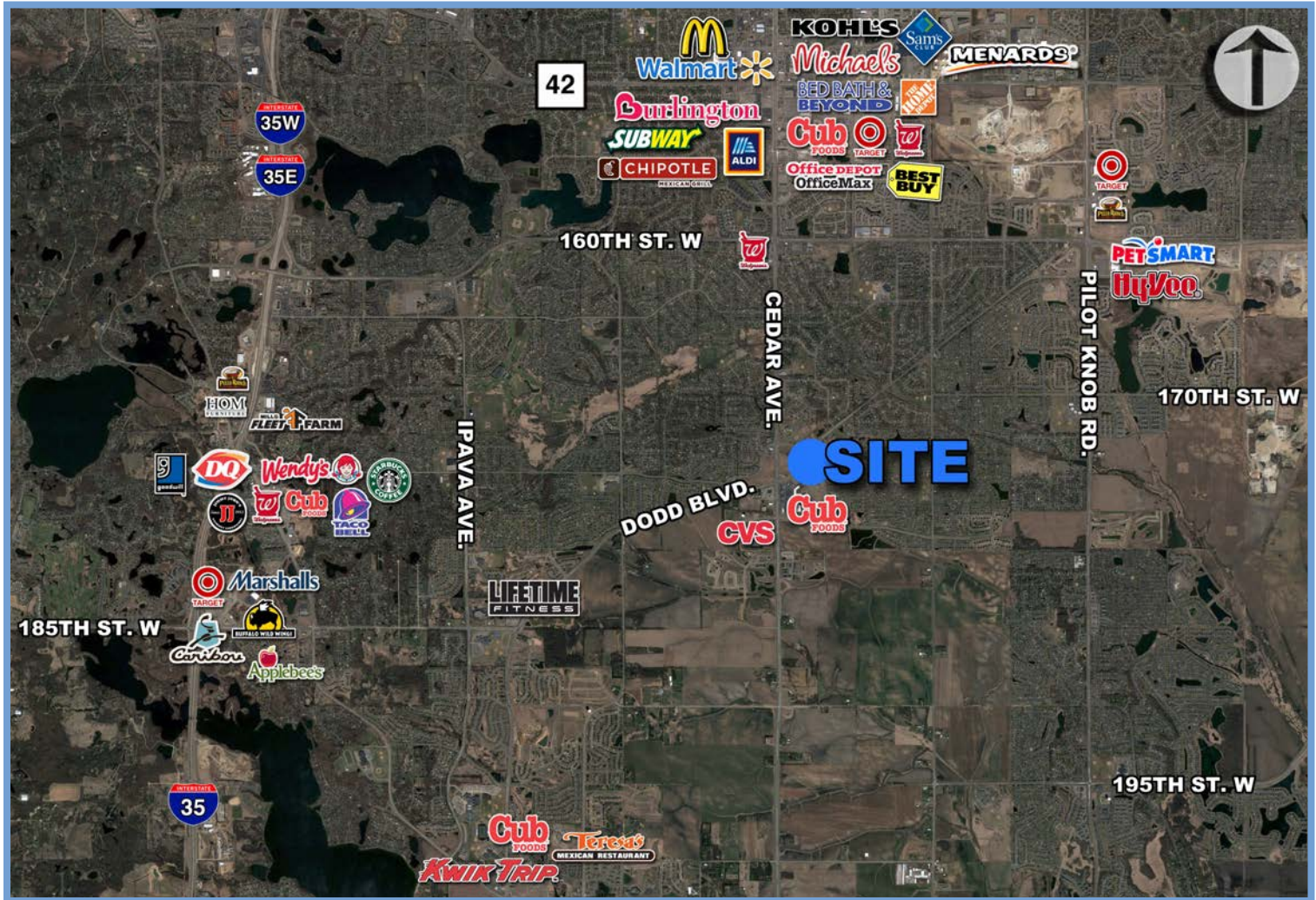
- 2.19-Acres for Sale/Lease/BTS
- Site is Divisible; Call for Details
- \$1,431,000 List Price (\$15.00 psf)
- Significant Housing Growth in the Immediate Vicinity
- Adjacent to Crossroads of Lakeville; a Cub Foods Anchored Development
- Approx. 22,700 VPD Travel the Section of Cedar Ave. Closest to the Site
- Approx. 15,500 VPD Travel the Section of Dodd Blvd. Closest to the Site



CONTACT INFORMATION

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- 🌐 www.hjdevelopment.com

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CONCEPTUAL SITE PLAN