

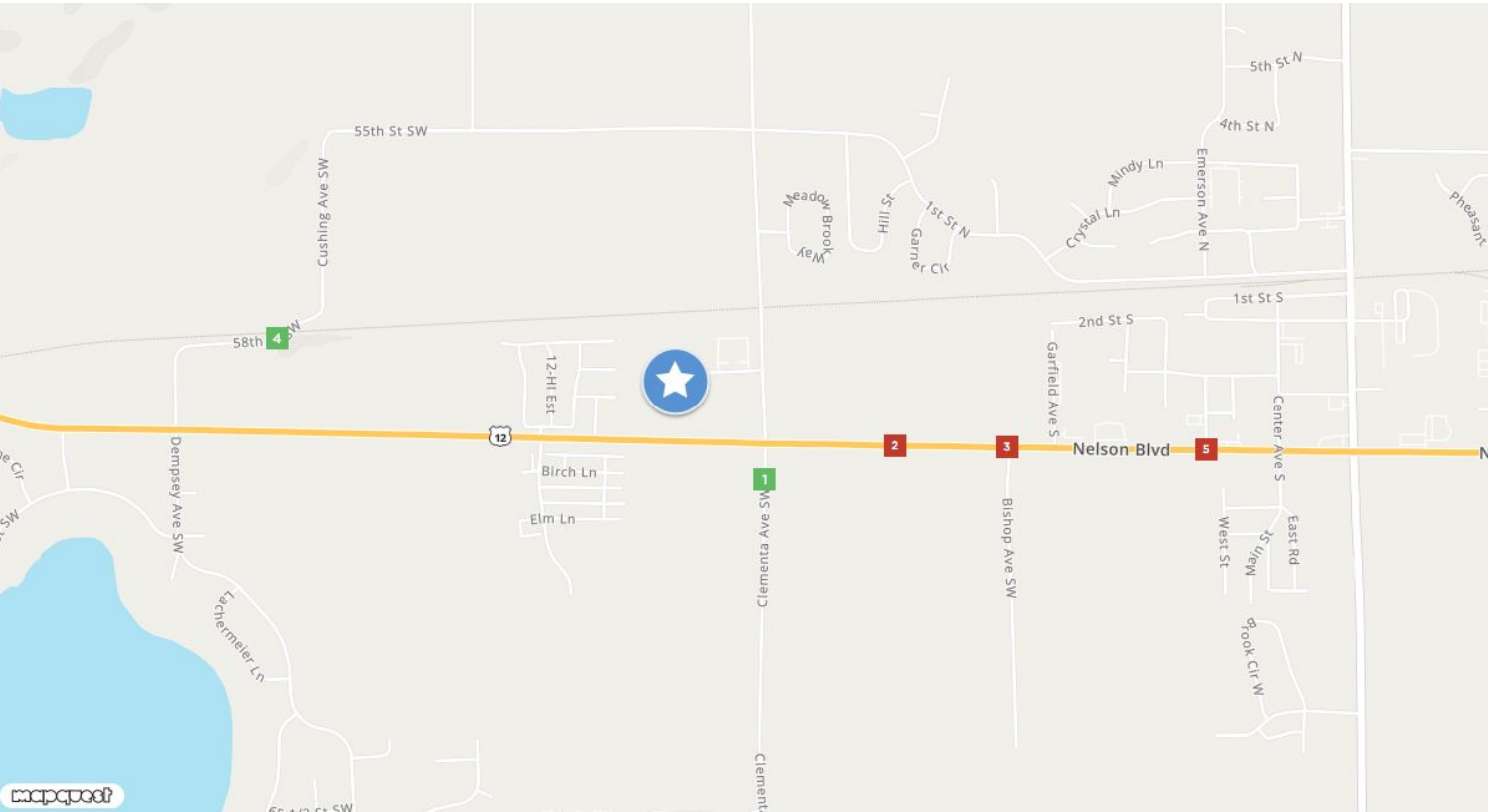
Montrose Industrial Park - 14.38 Acres



HJ Development, Inc.

2655 Cheshire Ln N Plymouth, MN 55447 | 952-476-9400

Traffic Counts



Clementa Avenue	1	US 12	2	US 12	3	58th Street Southwest	4	Nelson Boulevard	5
Hwy 12		US 12		Nelson Boulevard		Cushing Ave SW		Nelson Boulevard	
Year: 2025	842	Year: 2024	11,397	Year: 2024	11,397	Year: 2025	73	Year: 2024	11,397
Year: 2022	905	Year: 2010	10,300	Year: 2018	11,500	Year: 2022	75	Year: 2022	9,383
Year: 2008	790	Year: 2008	10,200					Year: 2016	11,300



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