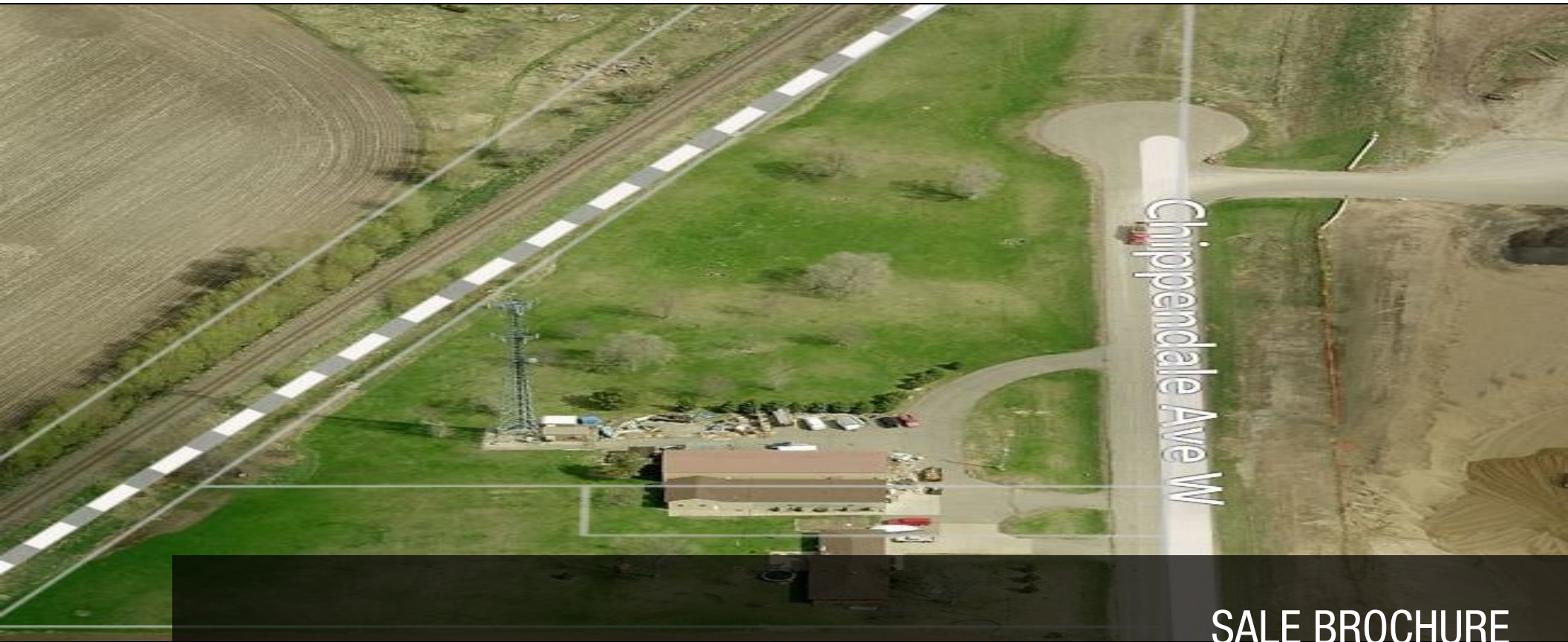


LAND FOR SALE



16273 & 16275 Chippendale Ave

ROSEMOUNT, MN



SALE BROCHURE

KW COMMERCIAL

14800 Galaxie Avenue South, Suite 102

Apple Valley, MN 55124

PRESENTED BY:

TIM LITTLE

AGENT

O: 952.432.4900

C: 952.432.4900

tctimlittle@gmail.com

MN #20518852

LAND FOR SALE

16273 & 16275 CHIPPENDALE AVE

16273 Chippendale Ave, Rosemount, MN 55068



OFFERING SUMMARY

SALE PRICE: \$1,775,000

LOT SIZE: 7.3 Acres

PRICE / SF: \$5.58

PROPERTY OVERVIEW

Sale includes 3 parcels of Land, Cell Tower Lease, and Business

PROPERTY HIGHLIGHTS

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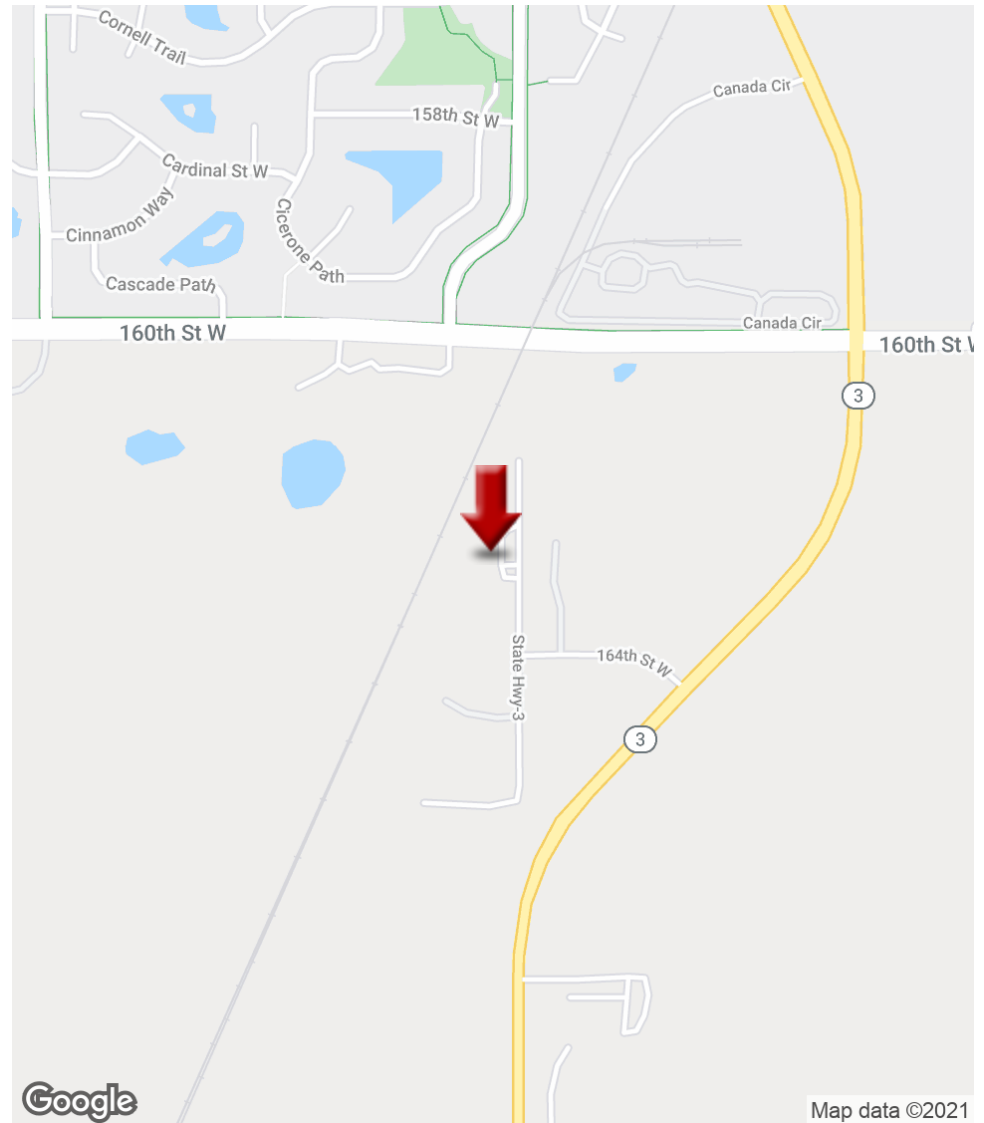
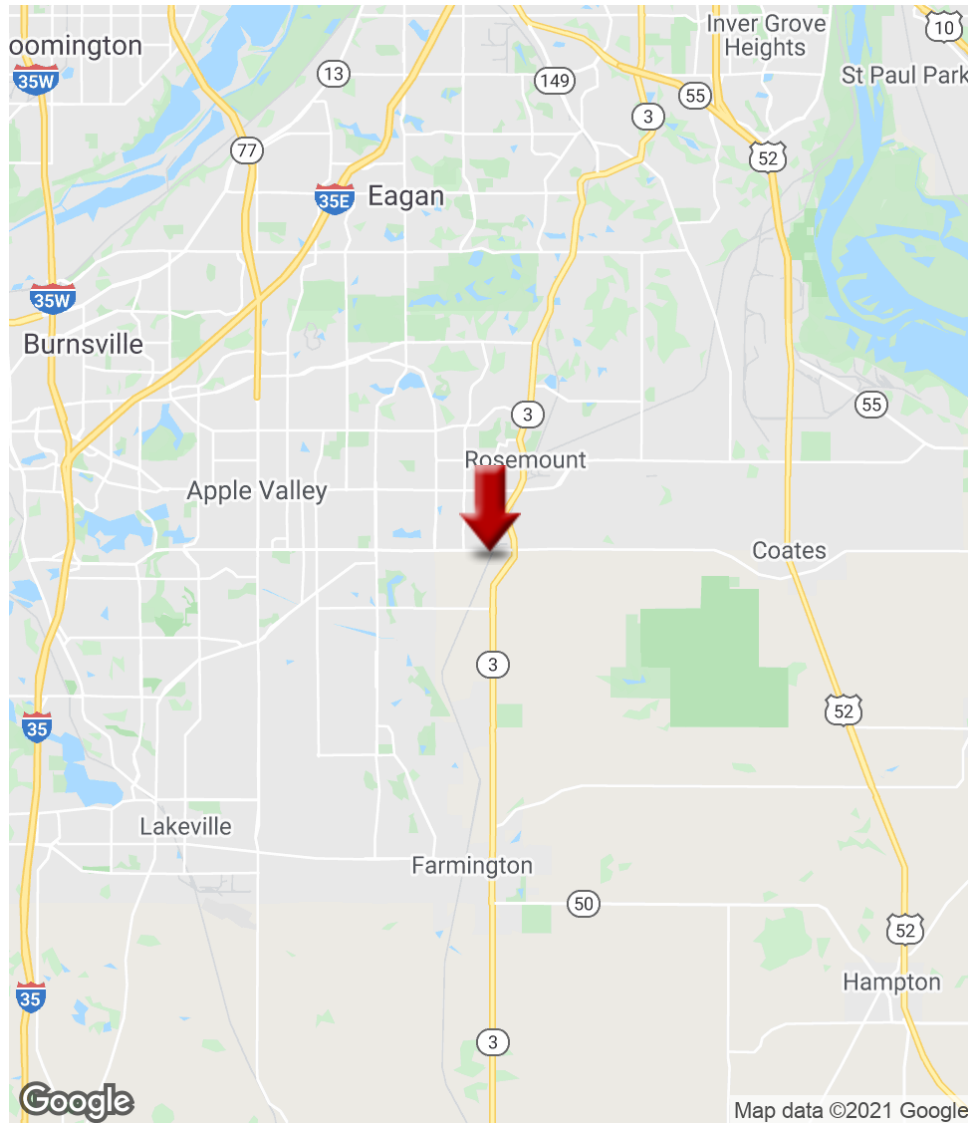
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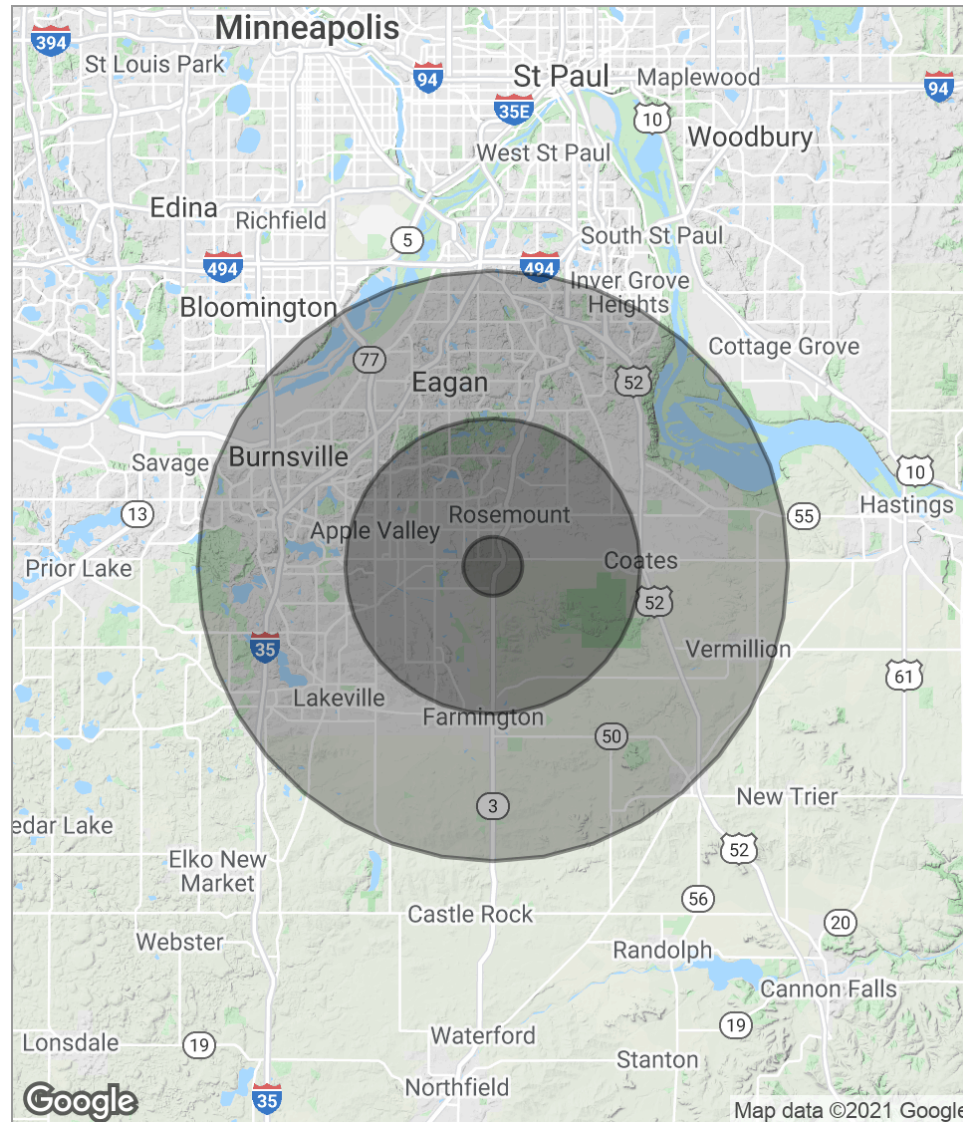
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,374	90,560	332,640
Median Age	36.8	34.5	35.6
Median Age (Male)	36.5	34.1	34.7
Median Age (Female)	36.8	34.9	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,167	32,179	124,076
# Of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$86,686	\$93,054	\$94,392
Average House Value	\$243,417	\$271,276	\$285,557

* Demographic data derived from 2010 US Census

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