

1.43 ACRE LAND PARCEL - WACONIA

811 Village Way, Waconia, MN 55387



OFFERING SUMMARY

SALE PRICE:	\$549,000
LOT SIZE:	1.43 Acres
PARCEL ID:	75.3210030
ZONING:	B-1 Hwy Business District
LOCATION:	Hwy 5 & Main Street At the Entrance to Target & TCO
TRAFFIC COUNT:	13,000 VPD Along Hwy 5 & Main Street

PROPERTY OVERVIEW

This 1.43 acre site, located at the entrance to Target and the brand new Twin Cities Orthopedics Therapy Performance Center, is zoned B-1 Highway Business District (Sec F - 900.05) allowing for many different office and retail usages. The location and road frontage provides optimal exposure to area traffic.

Waconia is approximately 30 minutes west of Minneapolis. Hwy 5 serves as one of the main thoroughfares to the Twin Cities along with Cnty Rd 10.

Within a 5-mile radius of this site the average income is approximately \$100,000 and home values in the \$400,000 Range. According to the City of Waconia 2040 Plan, this area of the city is encouraging growth and infrastructure with flexible zoning.

PROPERTY HIGHLIGHTS

- At the Signalized Intersection/Entrance to Target and Twin Cities Orthopedic Therapy Performance Center
- B-1 Zoning Allows for Many Retail and/or Office Usages
- Quick and Convenient Access to Hwy 5, 284, and Cnty Rd 10
- Strong Middle-Income Demographic Profile (3-, 5-, and 7-mile radius)
- Average Income \$100,000 and Home Values in the \$400,000 Range

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

MATTHEW KLEIN, CCIM
Senior Director Investment Services
O: 651.262.1002
C: 612.382.3403
matt@amkprop.com

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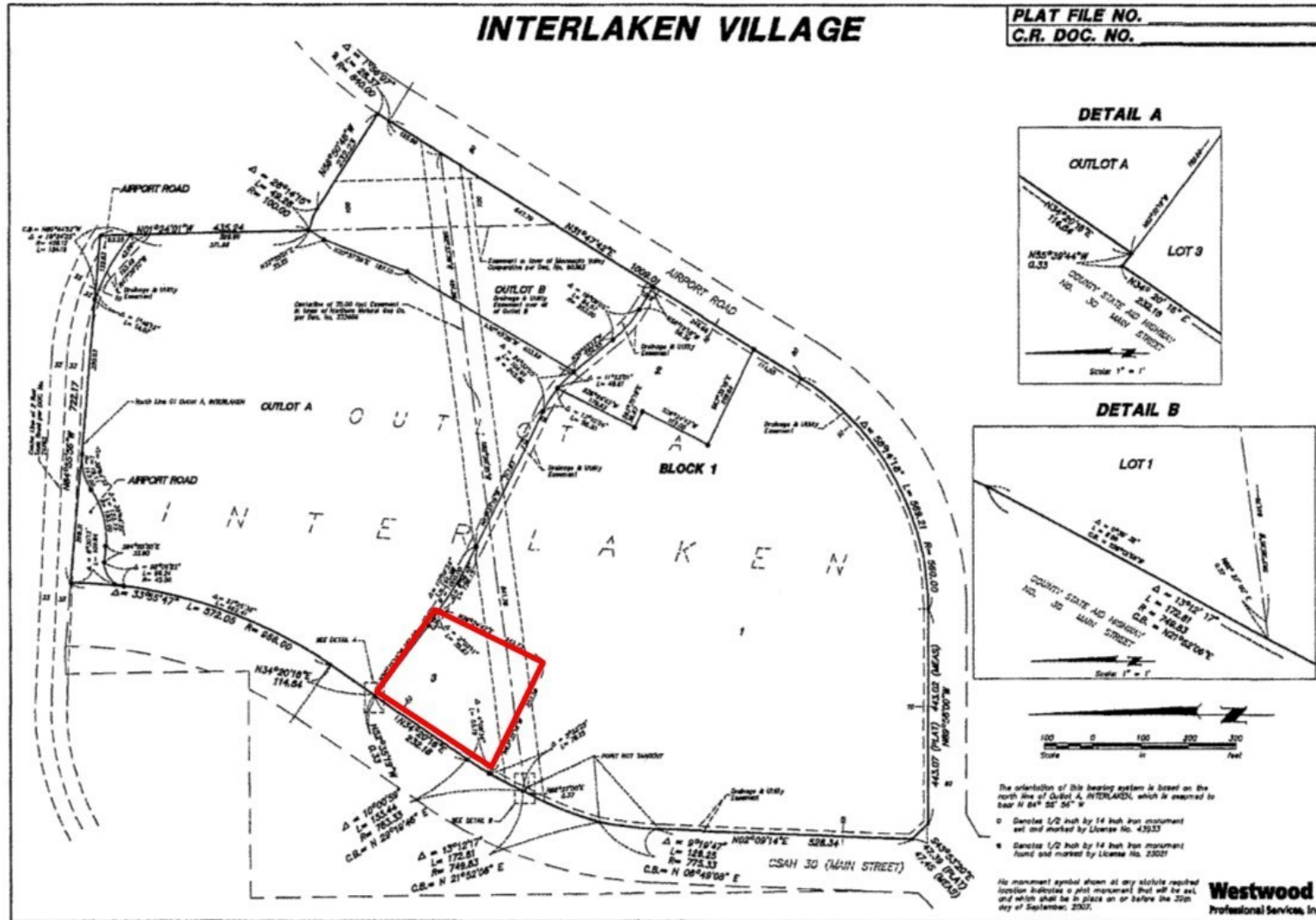
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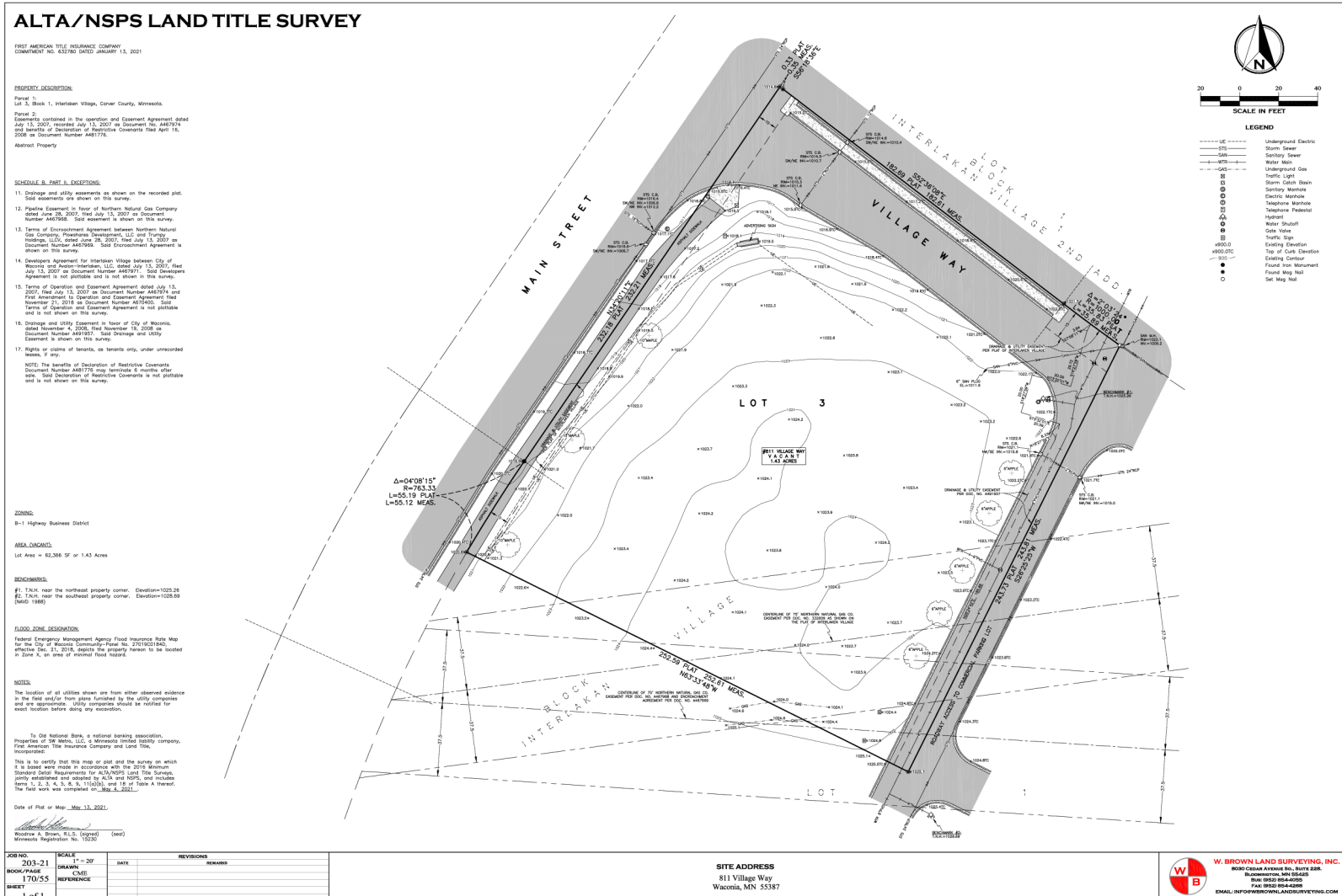


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ALTA SURVEY - WACONIA

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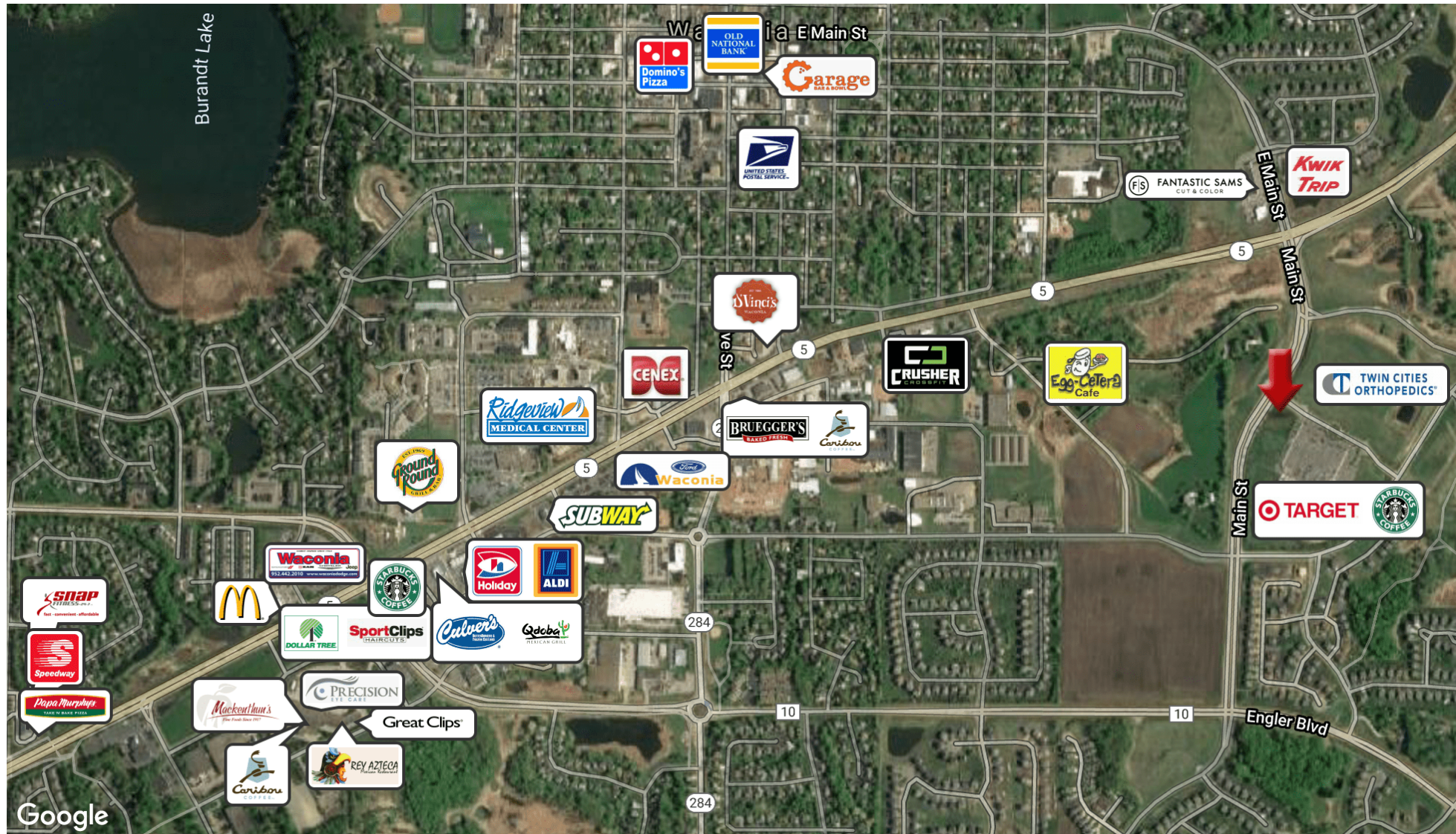
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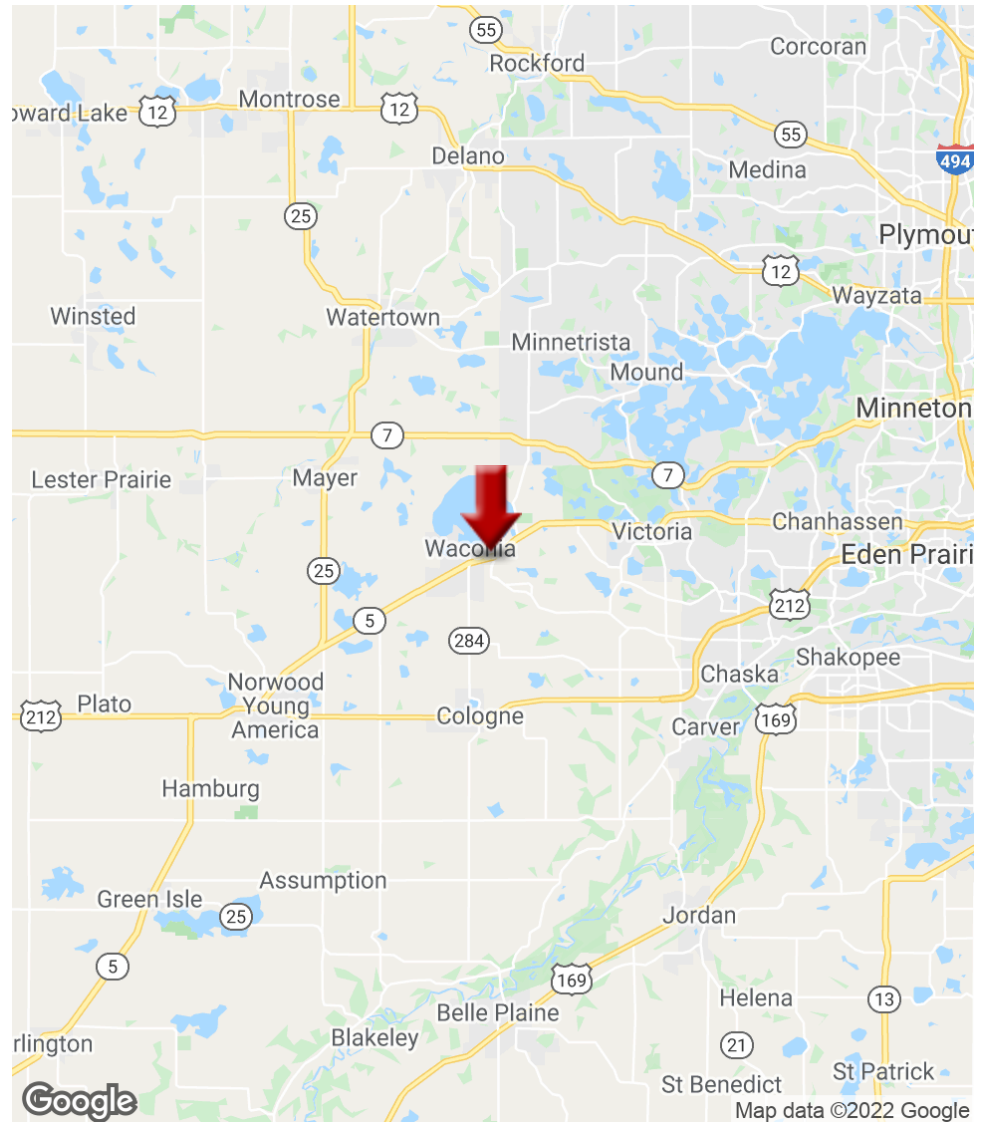
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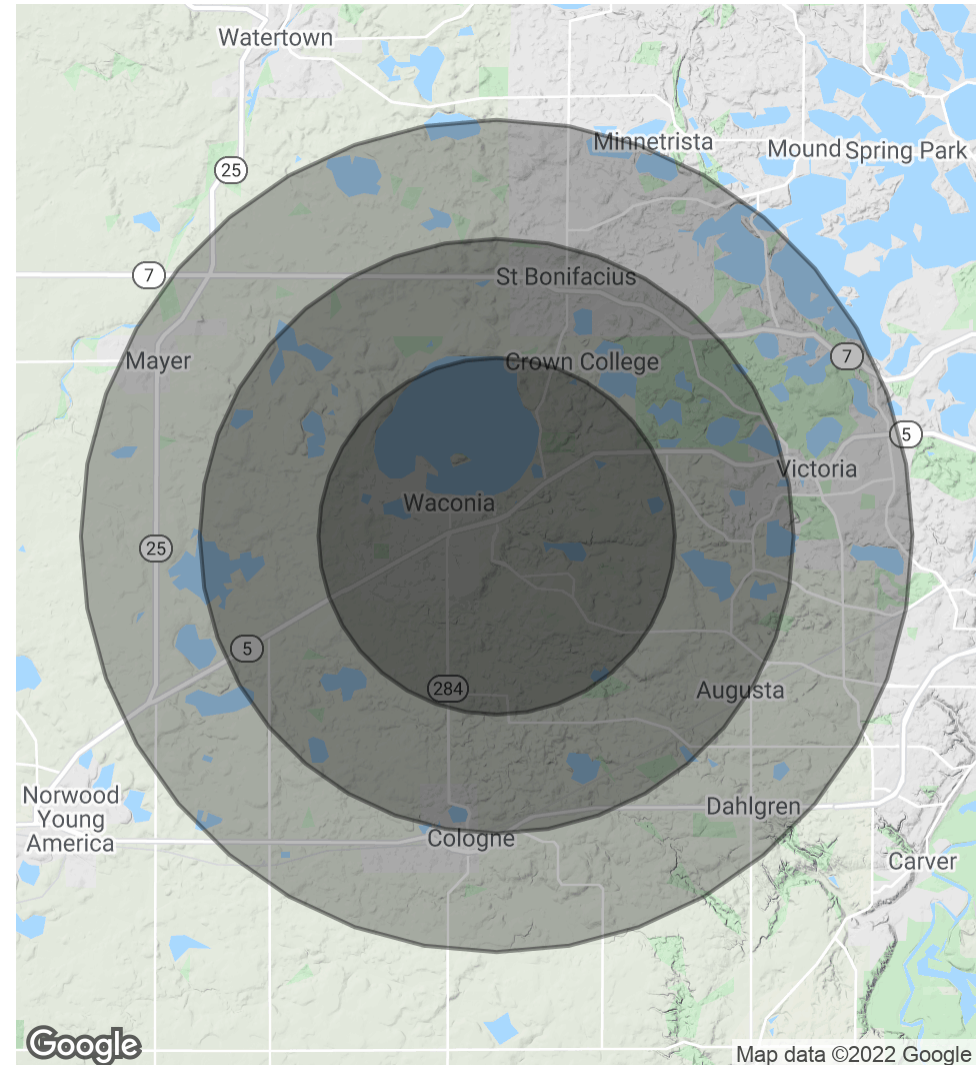
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	7,206	16,079	28,813
Average age	35.3	36.3	36.8
Average age (Male)	35.1	36.3	36.9
Average age (Female)	35.5	36.3	36.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	2,488	5,645	10,203
# of persons per HH	2.9	2.8	2.8
Average HH income	\$99,599	\$100,063	\$101,643
Average house value	\$340,700	\$412,853	\$426,752

** Demographic data derived from 2010 US Census*



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