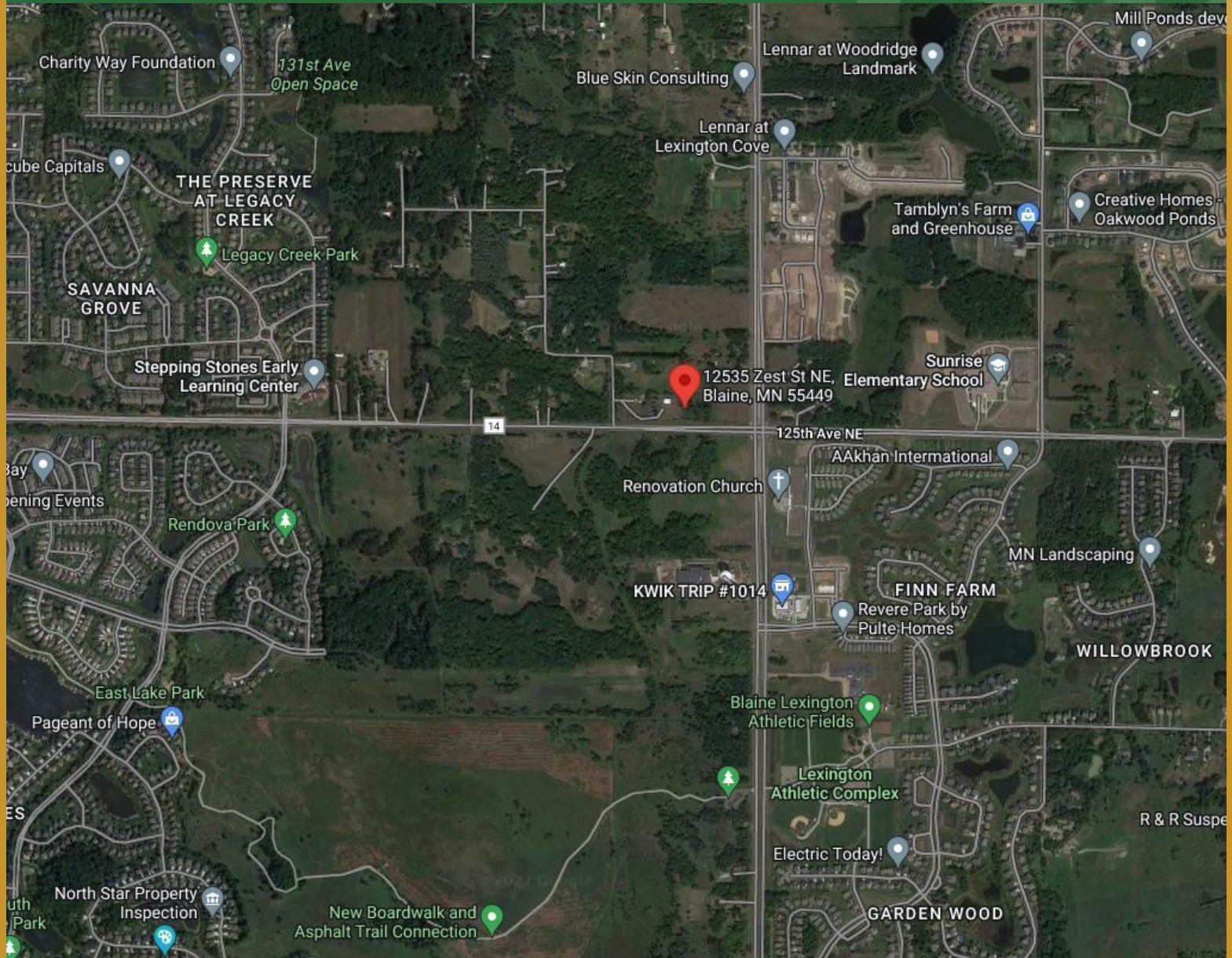


FOR SALE - NEGOTIABLE

GAUGHAN

12535 ZEST STREET NE

BLAINE, MN 55449



TOM OPSAHL

VP of Sales & Leasing

651.255.5569

tomopsahl@gaughancompanies.com

EXECUTIVE SUMMARY

BLAINE, MN 55449



OFFERING SUMMARY

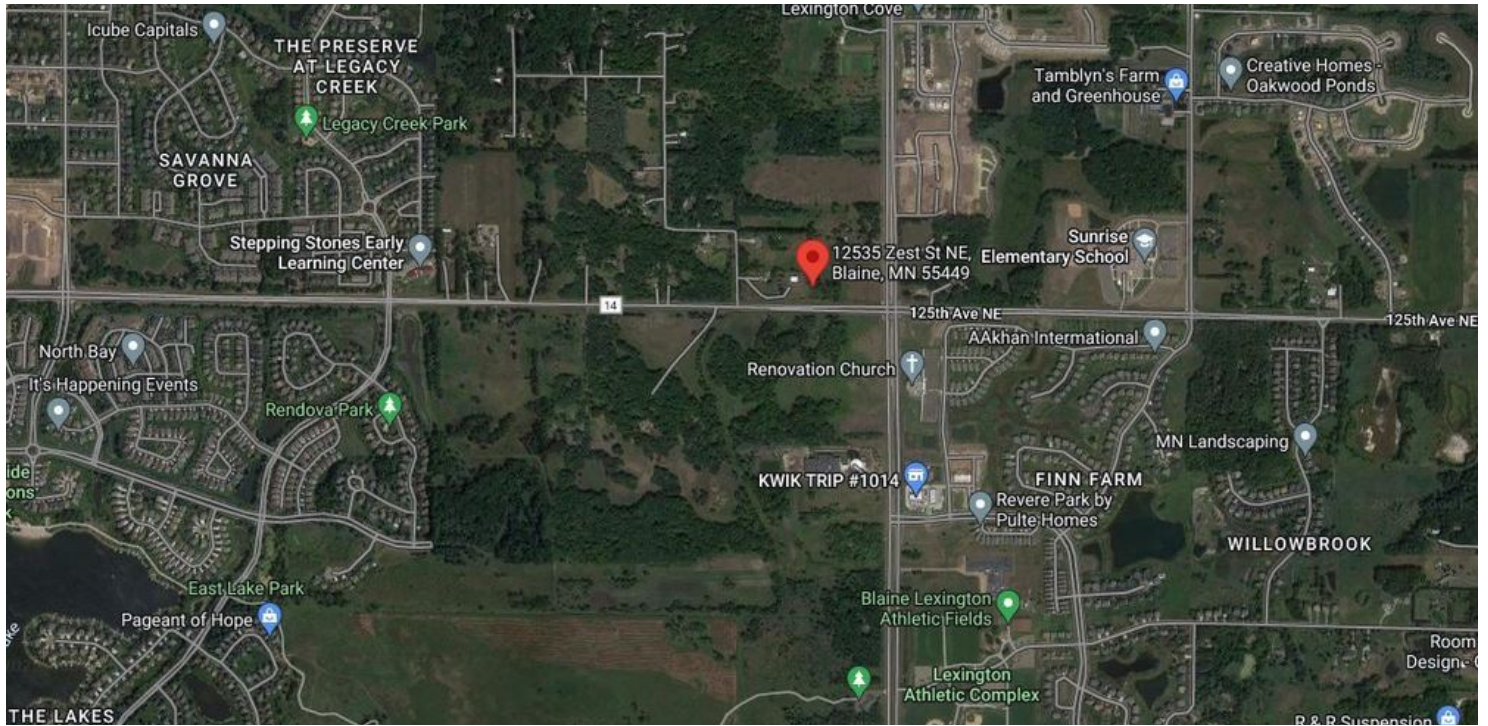
Sale Price:	Negotiable
Available SF:	2,874 SF (House)
Lot Size:	8.56 Acres

PROPERTY HIGHLIGHTS

- One of the busiest corners in Blaine, MN
- Hard corner location
- Traffic count 13,978 VPD (Main St.) 10,751 VPD (Lexington)
- Explosive growth corridor
- Main Street Expansion 2022
- Zest Avenue will be a controlled intersection

ADDITIONAL PHOTOS

BLAINE, MN 55449



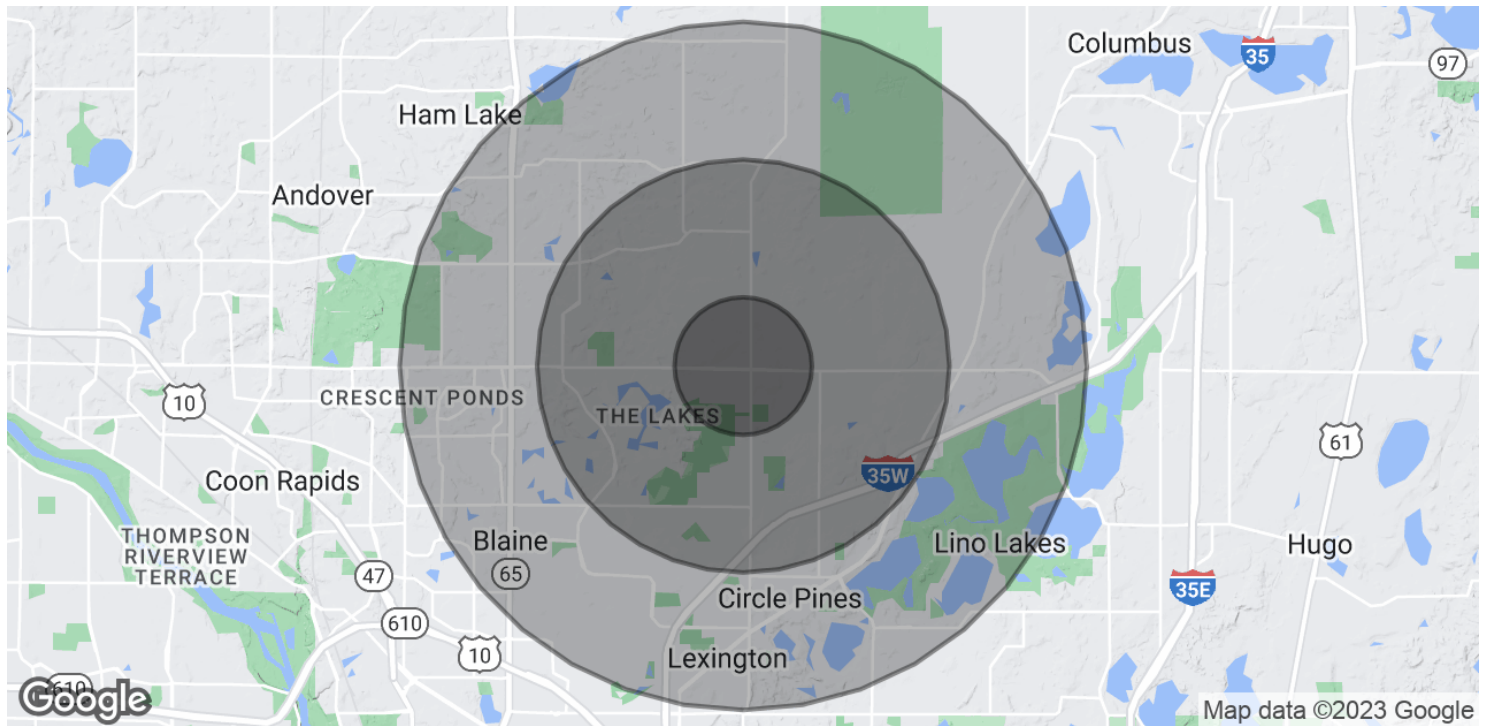
RETAILER MAP

BLAINE, MN 55449



DEMOGRAPHICS MAP

BLAINE, MN 55449



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,468	20,114	64,826
Average Age	33.1	34.2	35.0
Average Age (Male)	33.9	34.4	35.0
Average Age (Female)	32.8	34.3	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	852	6,302	22,154
# of Persons per HH	2.9	3.2	2.9
Average HH Income	\$118,065	\$111,800	\$96,430
Average House Value	\$317,409	\$317,278	\$286,015

* Demographic data derived from 2020 ACS - US Census