

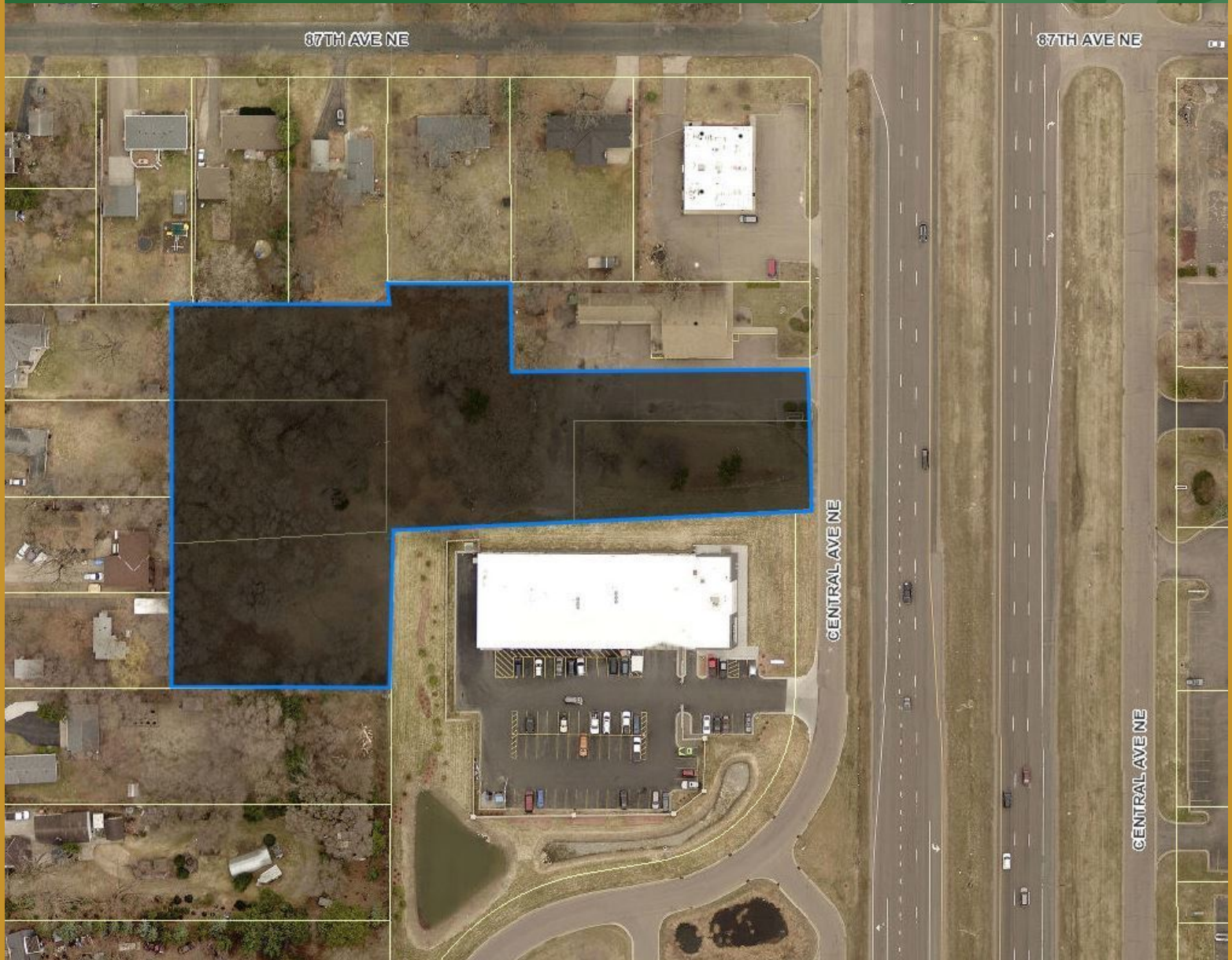
FOR SALE - NEGOTIABLE

GAUGHAN

8634 CENTRAL AVE NE

BLAINE, MN 55434

Commercial Property on Central Ave in Blaine



TOM OPSAHL

VP of Sales & Leasing

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EXECUTIVE SUMMARY

BLAINE, MN 55434



OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	2.5 Acres

PROPERTY OVERVIEW

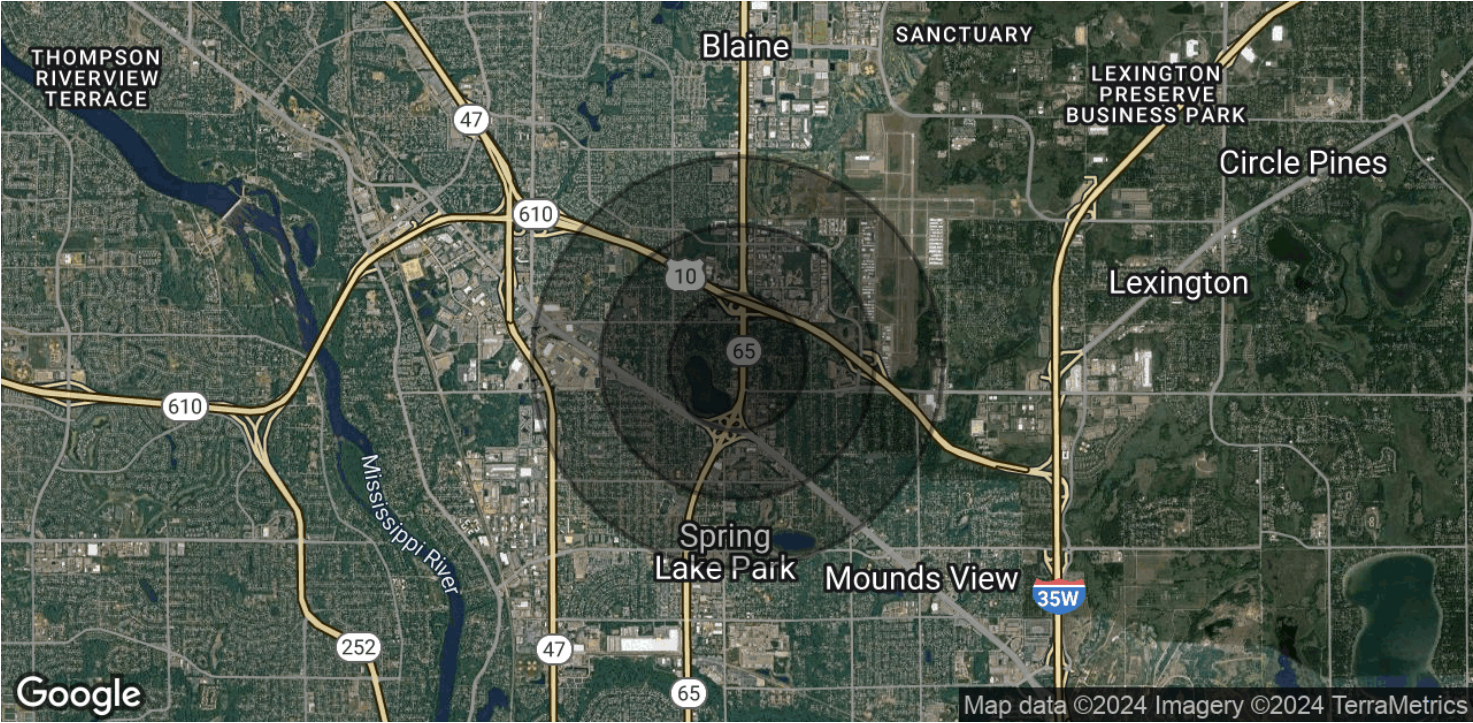
Excellent High Traffic Location in Blaine, 34,822 VPD

PROPERTY HIGHLIGHTS

- Great Location
- 34,822 Vehicles Per Day
- Excellent Visibility on Hwy 65
- Large 2.5 Acre Site
- Site Rezoning Potential

DEMOGRAPHICS MAP & REPORT

BLAINE, MN 55434



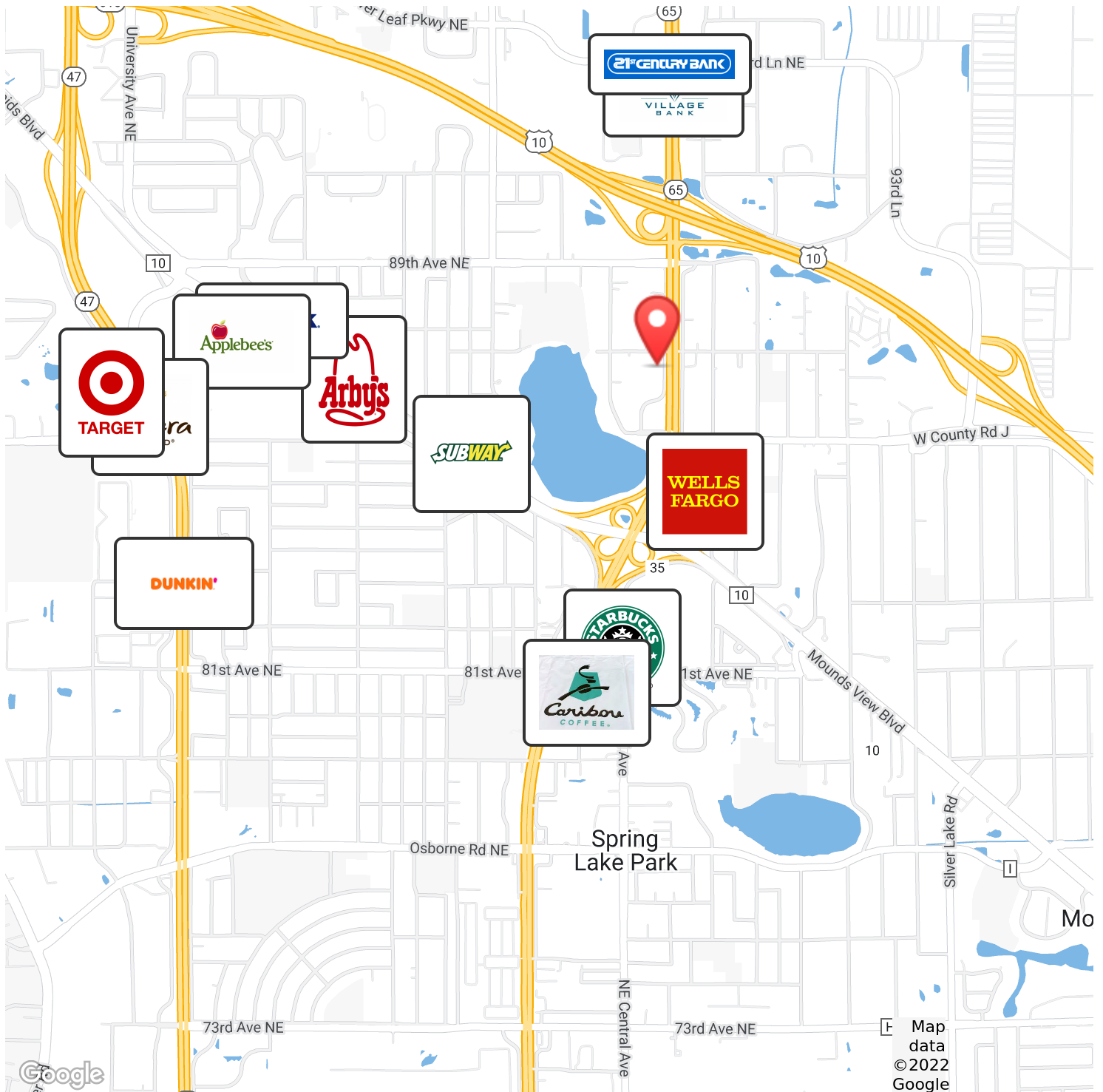
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,111	5,913	13,777
Average Age	43.5	42.7	41.5
Average Age (Male)	42.6	39.7	38.2
Average Age (Female)	43.4	43.7	44.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	476	2,433	5,560
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$83,597	\$81,513	\$78,914
Average House Value	\$677,281	\$287,975	\$289,406

* Demographic data derived from 2020 ACS - US Census

RETAILER MAP

BLAINE, MN 55434



Land For Sale

8634 Central Ave NE

ADDITIONAL PHOTOS

BLAINE, MN 55434



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