

LAND FOR SALE

12595 Fremont Ave, Zimmerman, MN 55398



SALE PRICE: \$224,900

PRICE PER ACRE: \$137,975

LOT SIZE: 1.63 Acres

ZONING: Business/Commercial

PROPERTY OVERVIEW

1.63 acres of commercial development land in the City of Zimmerman between Hwy 169 and the Zimmerman High School. This property is located off Fremont Ave, on the afternoon side of the street. The proximity to neighboring retail and high visibility make this an in-demand location for a variety of operators.

PROPERTY FEATURES

- Mostly square grouping of parcels
- Mostly level land
- On the afternoon side of the road
- Good visibility
- Sewer and water access
- 12,000 vehicles per day
- 2015 Taxes: \$2,612.00

KW COMMERCIAL
13100 Wayzata Blvd.,
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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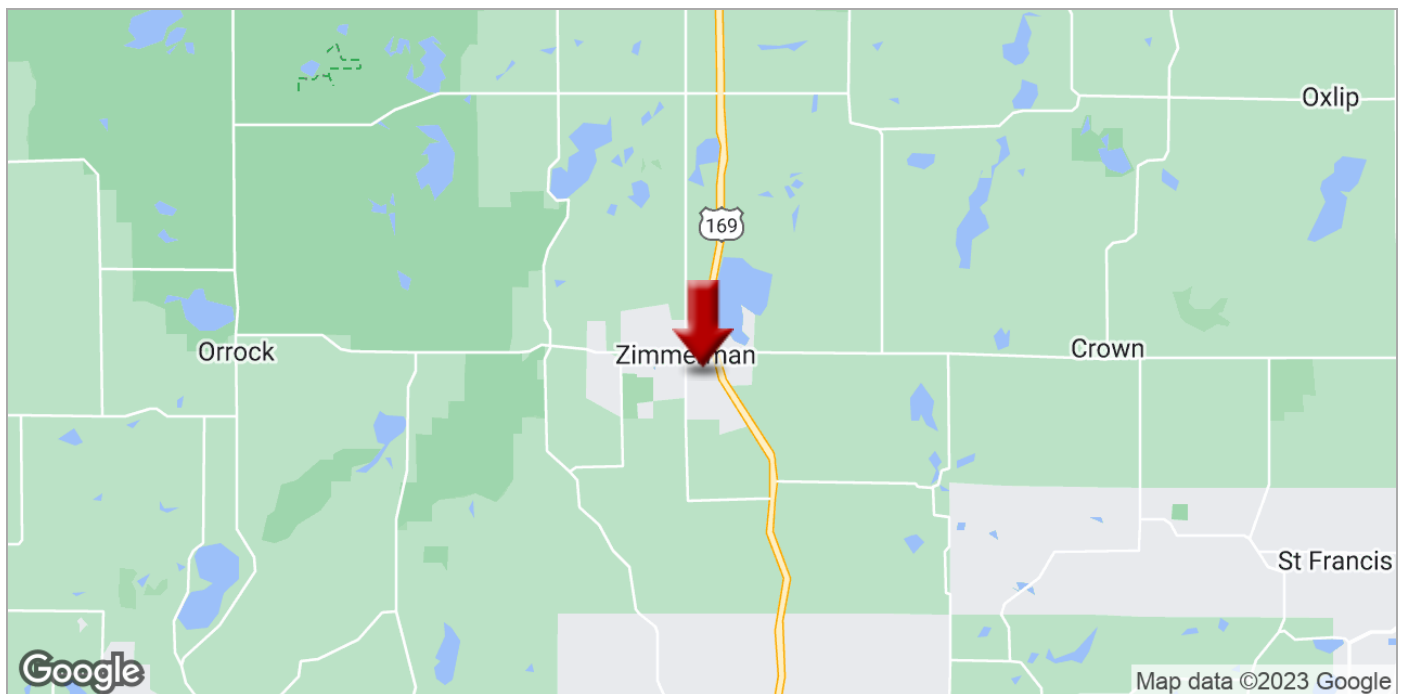
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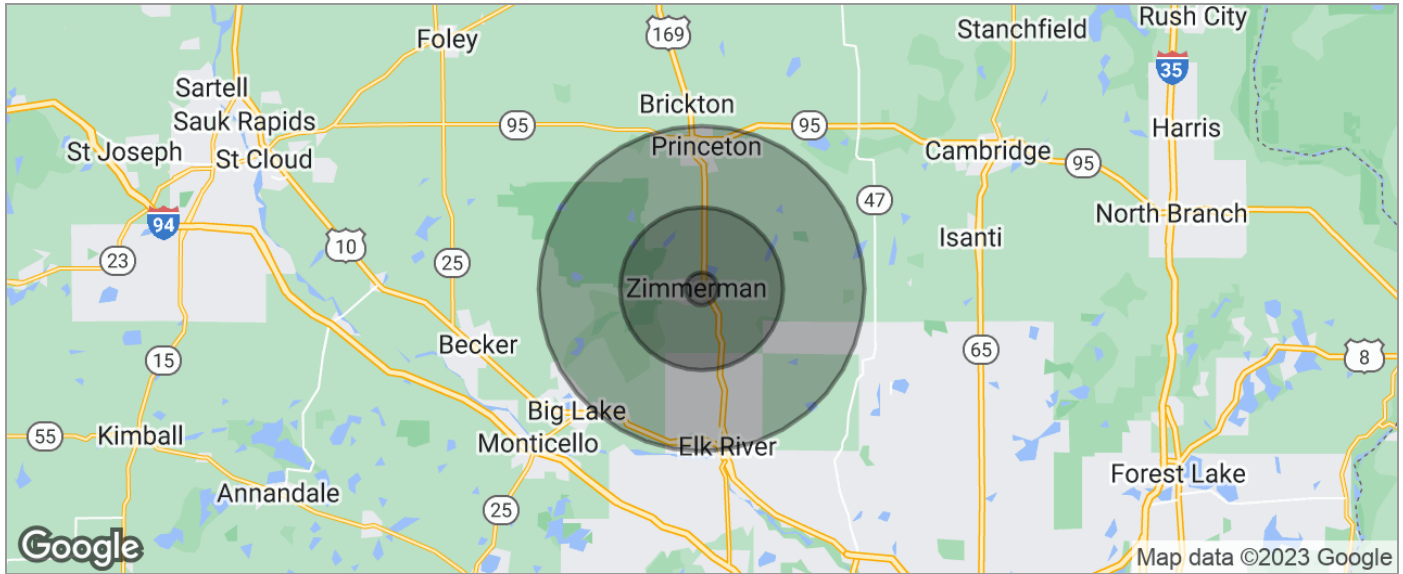
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	827	17,650	70,079
MEDIAN AGE	31.4	32.5	33.8
MEDIAN AGE (MALE)	32.6	33.5	33.7
MEDIAN AGE (FEMALE)	30.5	31.7	34.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	271	5,864	24,144
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$78,406	\$78,469	\$78,526
AVERAGE HOUSE VALUE	\$257,169	\$259,391	\$258,143
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.1%	97.2%	95.7%
% BLACK	0.8%	0.8%	0.8%
% ASIAN	0.5%	0.5%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.6%	0.5%
% OTHER	0.4%	0.3%	0.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.0%	0.9%	1.8%

* Demographic data derived from 2020 ACS - US Census

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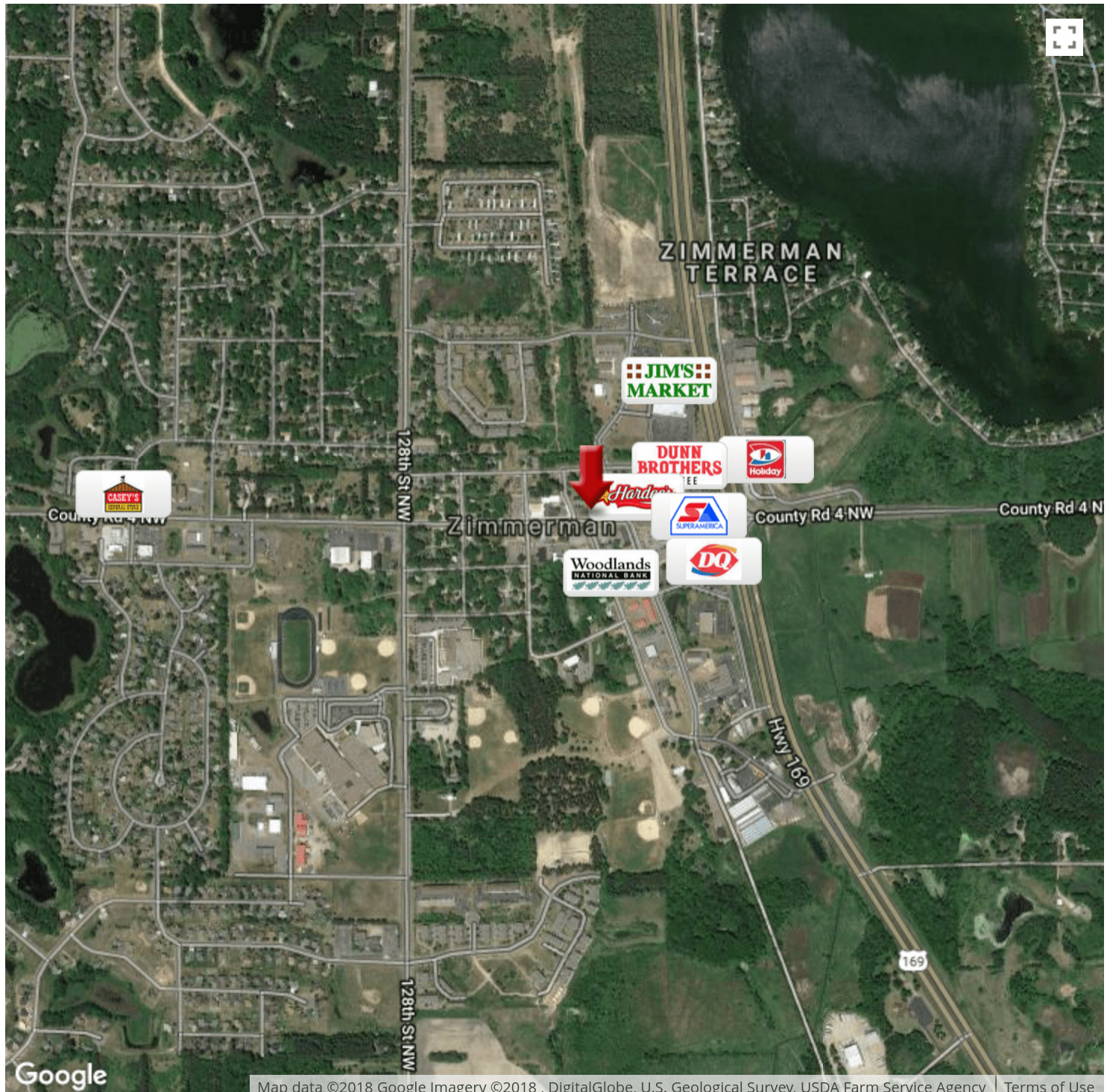
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