

FOR SALE - \$100,000

GAUGHAN

6600 LAKE BLVD

6600 LAKE BLVD, FOREST LAKE, MN 55025



DAN HEBERT

Senior Vice President

651.255.5558

danhebert@gaughancompanies.com

EXECUTIVE SUMMARY

6600 LAKE BLVD, FOREST LAKE, MN 55025



OFFERING SUMMARY

Sale Price: \$100,000

Price / Acre: \$11,820

Lot Size: 8.46 Acres

PROPERTY HIGHLIGHTS

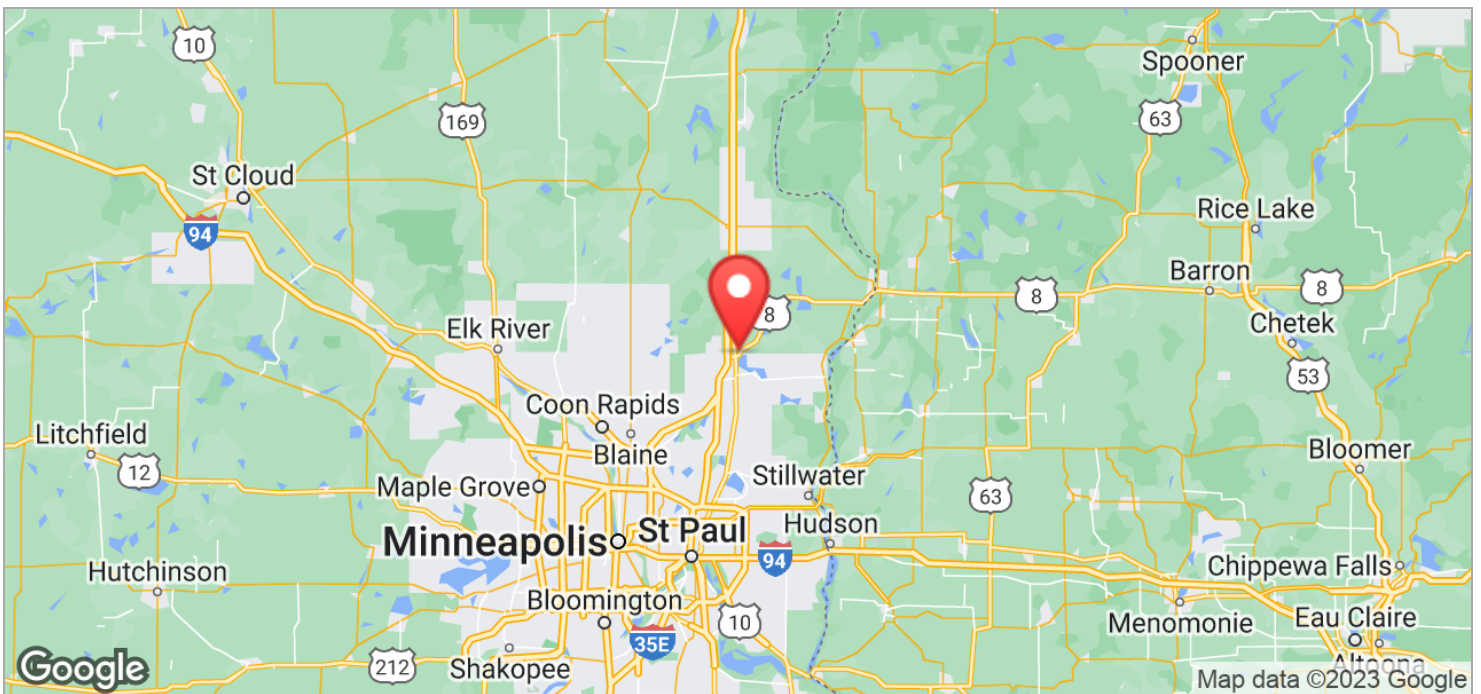
- Located on Highway 8
- Zoned Commercial
- High Traffic Count: 21,200+ VPD
- Great Visibility

Land For Sale

6600 Lake Blvd

LOCATION MAPS

6600 LAKE BLVD, FOREST LAKE, MN 55025



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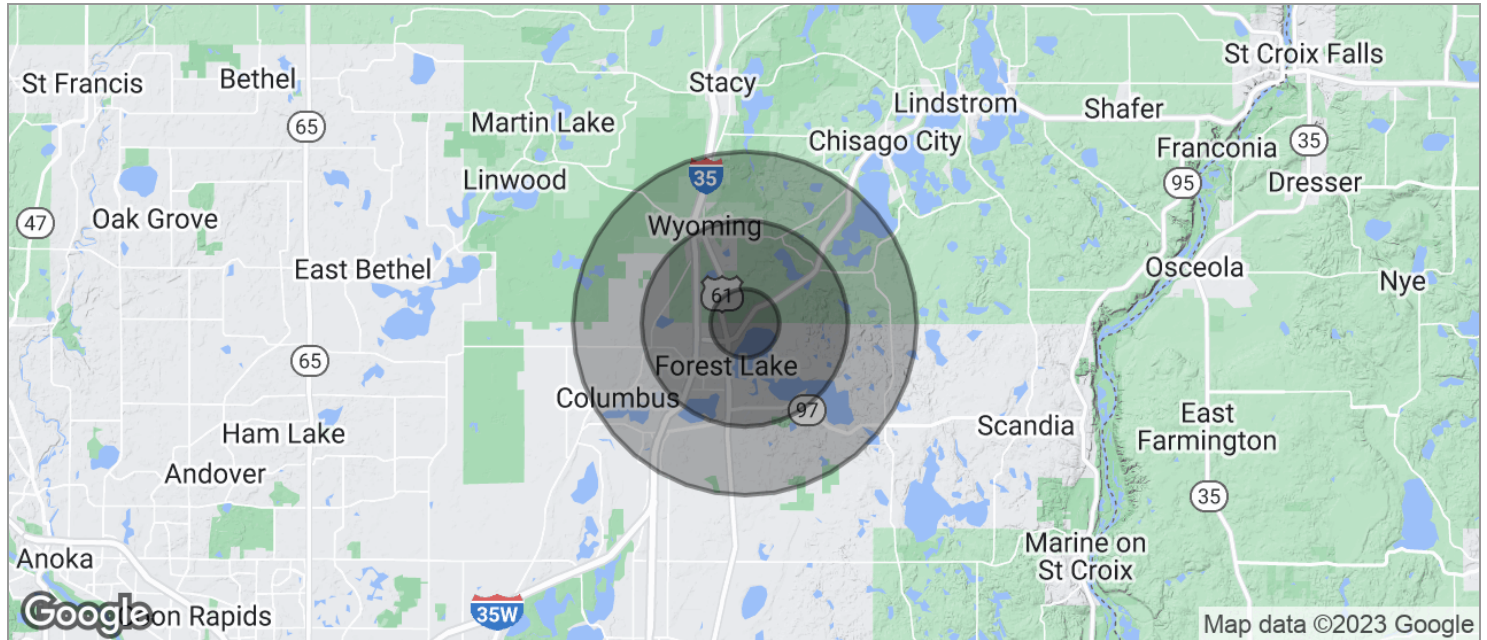
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,626	16,611	30,999
MEDIAN AGE	37.2	37.2	37.8
MEDIAN AGE (MALE)	36.7	37.2	37.8
MEDIAN AGE (FEMALE)	38.1	37.5	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	632	6,575	11,926
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$74,404	\$72,033	\$77,747
AVERAGE HOUSE VALUE	\$386,646	\$384,714	\$376,879
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.4%	95.1%	96.1%
% BLACK	0.6%	0.5%	0.5%
% ASIAN	1.5%	1.1%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.7%	0.9%	0.6%
% OTHER	0.2%	0.3%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.7%	1.9%	2.4%

* Demographic data derived from 2020 ACS - US Census