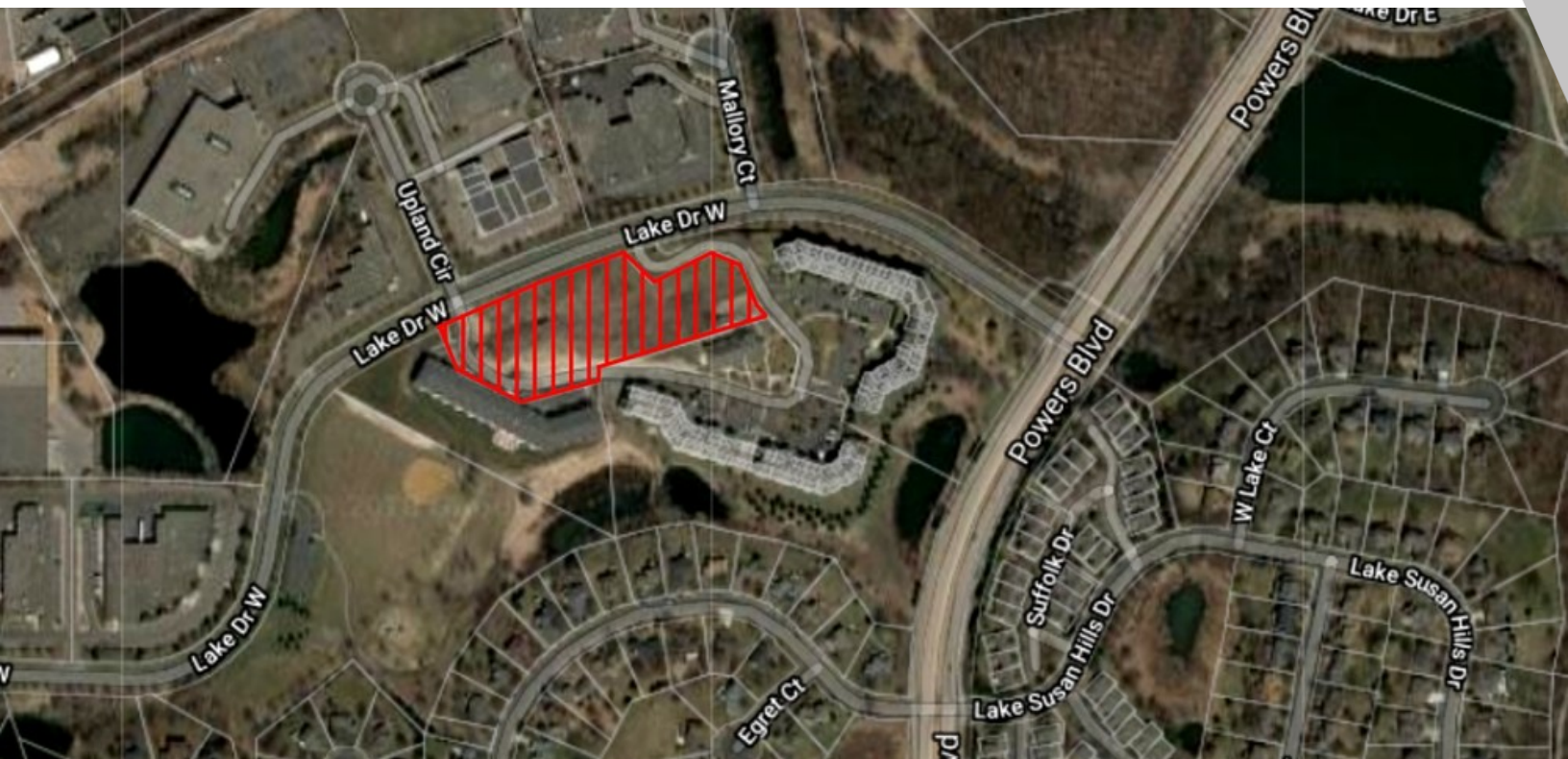


MULTI-FAMILY FOR SALE

1361 LAKE DR W, CHANHASSEN, MN 55317



SALE PRICE: \$1,065,000

PRICE PER ACRE: \$289,402

LOT SIZE: 3.68 Acres

APN #: 256360020

ZONING: Residential- MUH
Approximately 85 Units

PROPERTY OVERVIEW

Approved for 88 Unit- Market Rate Apartments. Part of the Powers Ridge Community. Curb, gutter and storm water structures are in place.

PROPERTY FEATURES

- 3.68 Acres
- Residential- MUH
- Approved for 88 Unit Market Rate Apartments
- Just off Powers Blvd
- Between Hwy 5 and Hwy 212
- Powers Ridge Community
- <https://buildout.com/website/1361lakedr>

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13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

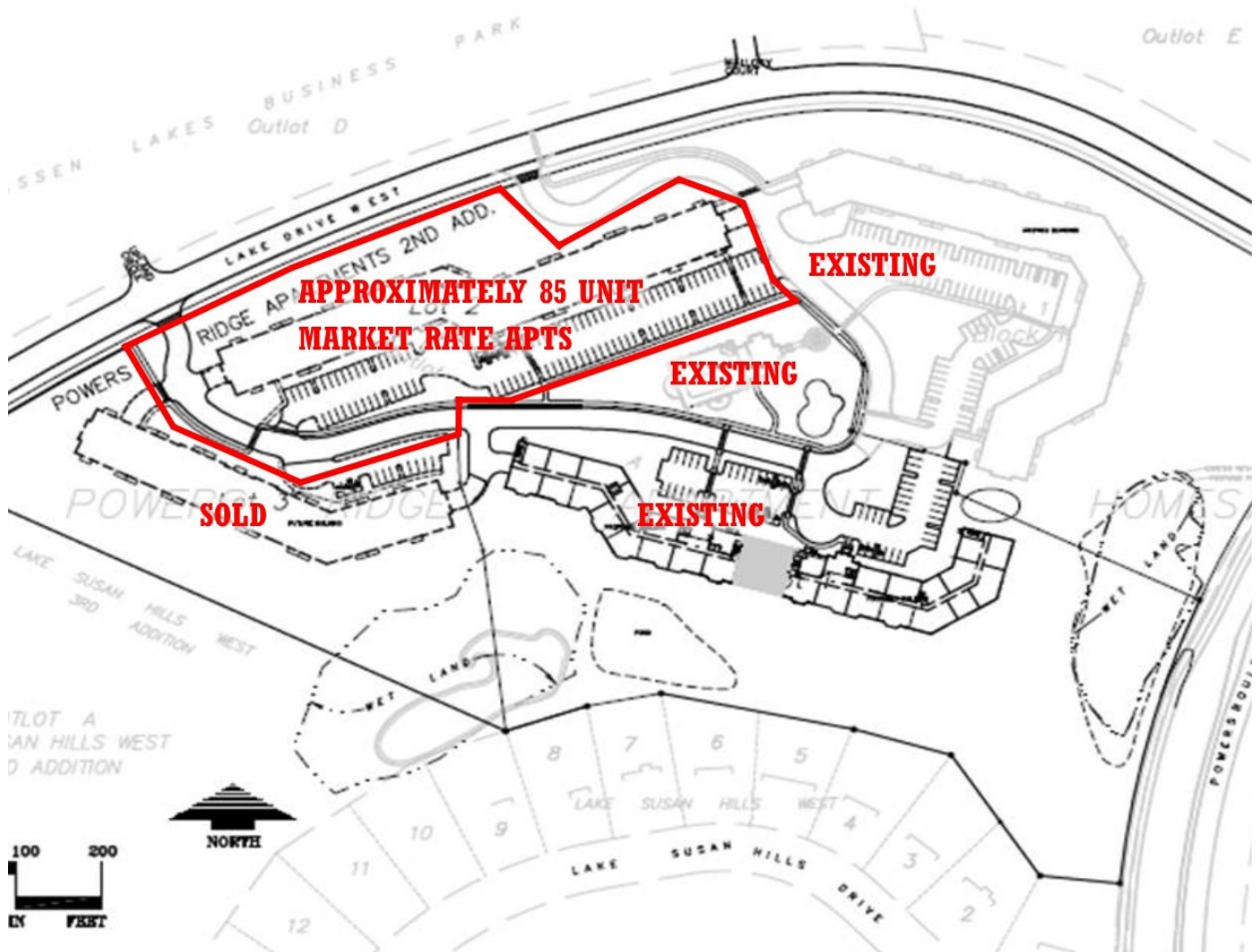
JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

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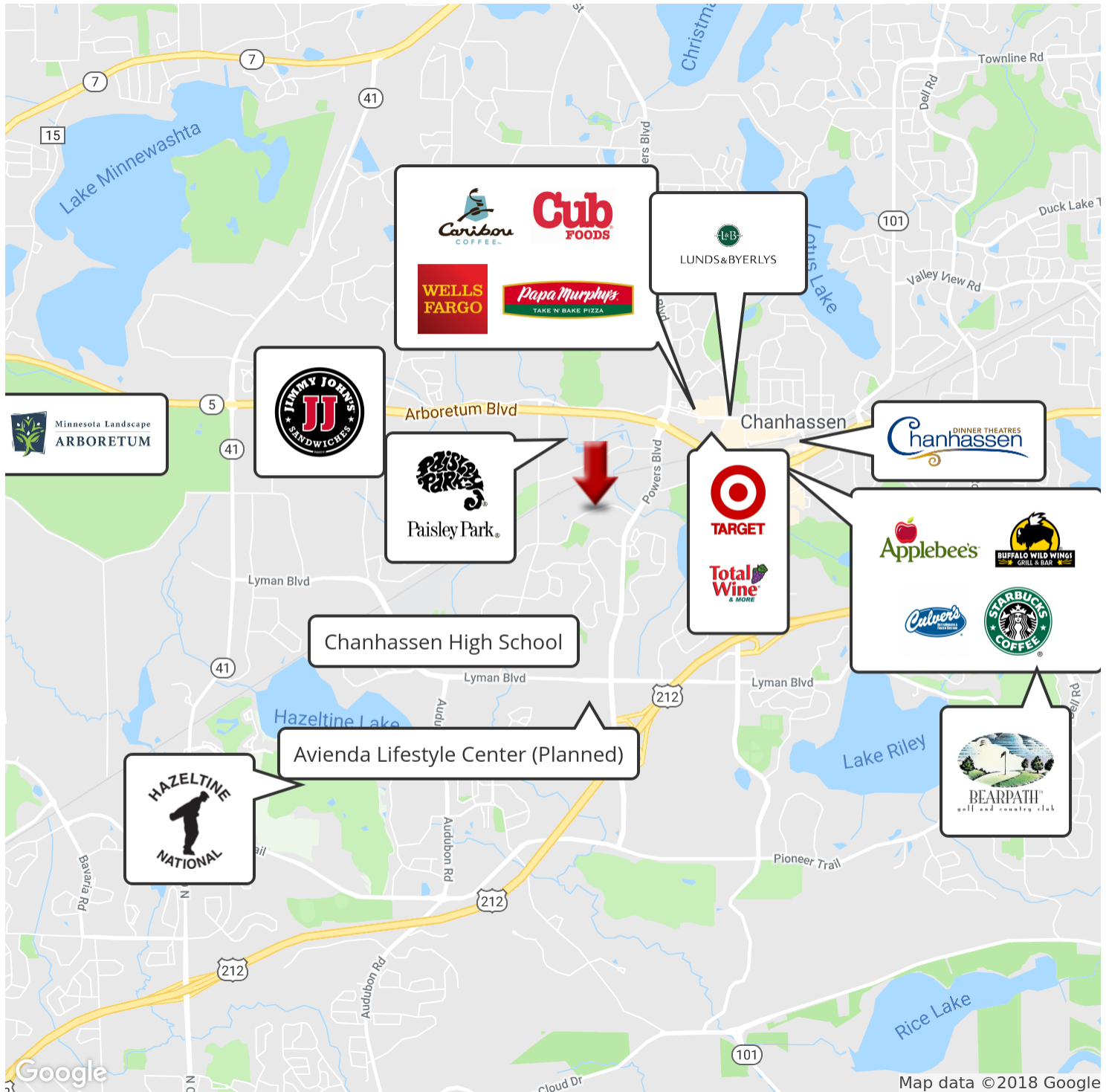
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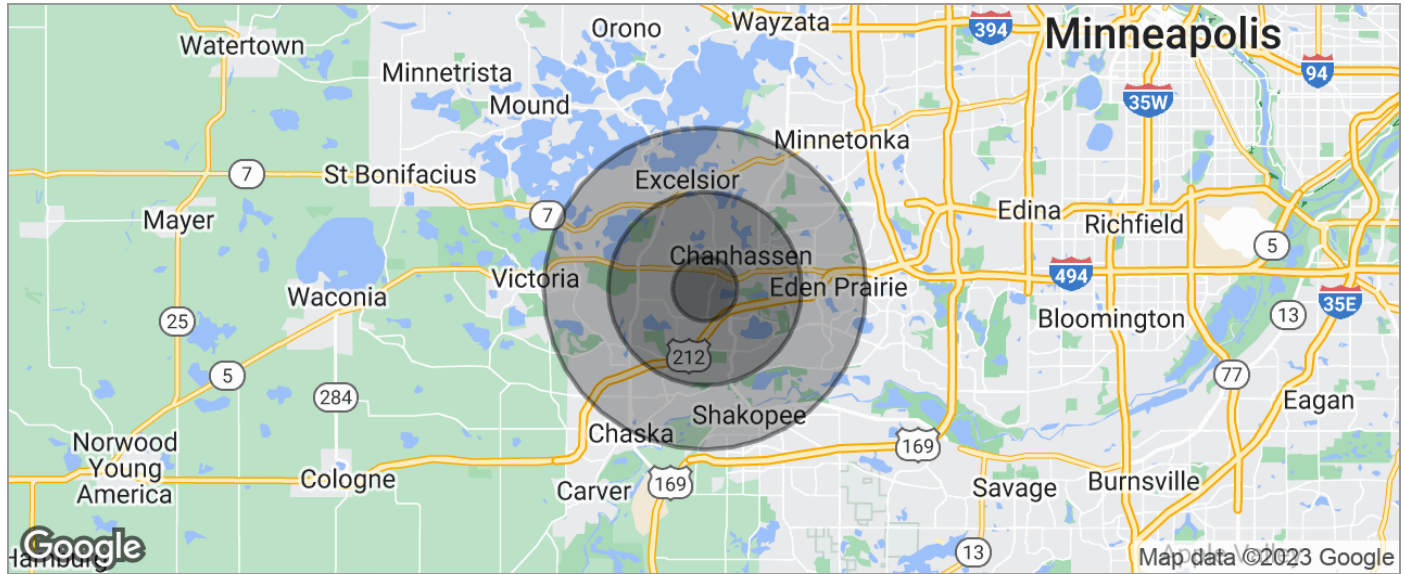
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,561	34,174	103,506
MEDIAN AGE	35.7	37.8	38.3
MEDIAN AGE (MALE)	36.2	36.9	37.5
MEDIAN AGE (FEMALE)	35.2	38.2	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,285	12,407	37,974
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$113,233	\$124,774	\$124,951
AVERAGE HOUSE VALUE	\$388,243	\$425,312	\$437,737
RACE	1 MILE	3 MILES	5 MILES
% WHITE	93.0%	92.1%	90.4%
% BLACK	2.4%	1.9%	2.1%
% ASIAN	1.5%	3.0%	4.0%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.4%	1.1%	1.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.8%	2.1%	3.9%

* Demographic data derived from 2020 ACS - US Census

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