



# PROPERTY HIGHLIGHTS

- Exceptional access along I-94, with traffic counts exceeding 105,000 vehicles per day, offering strong exposure for commercial users
- Surrounded by rapidly expanding residential development, with 1,200+ new housing units approved and/or under construction in the immediate area
- Proximity to major regional retailers and amenities, including Woodbury Lakes, Tamarack Village, Walmart, Super Target, and Sam's Club
- Strong, upper income demographics in the surrounding communities of Lake Elmo and Woodbury, supporting high-demand commercial uses
- Adjacent established commercial activity, including a Kwik Trip, Lakewood Crossing retail center, The Gardner School, and Tesla Service Center



## PROPERTY INFORMATION

PID:	3402921440009
Acres:	6.89
Zoning:	Commercial
Future Use:	Commercial
2025 Taxes:	\$26,590

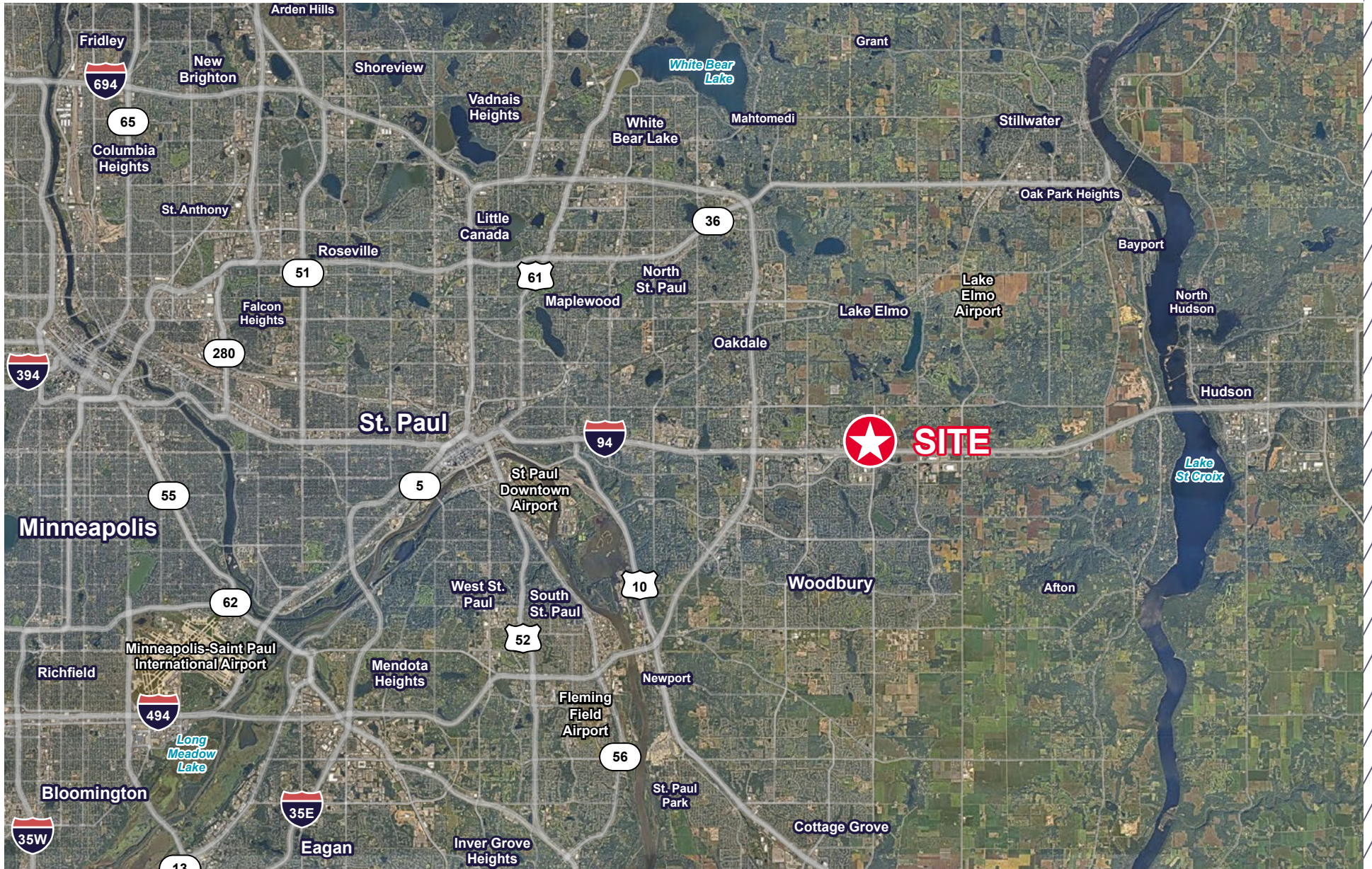
## Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	5,610	44,163	122,704
Households	2,450	17,196	46,579
Average HH Income	\$158,831	\$163,395	\$153,446
Daytime Population	3,652	22,276	52,688

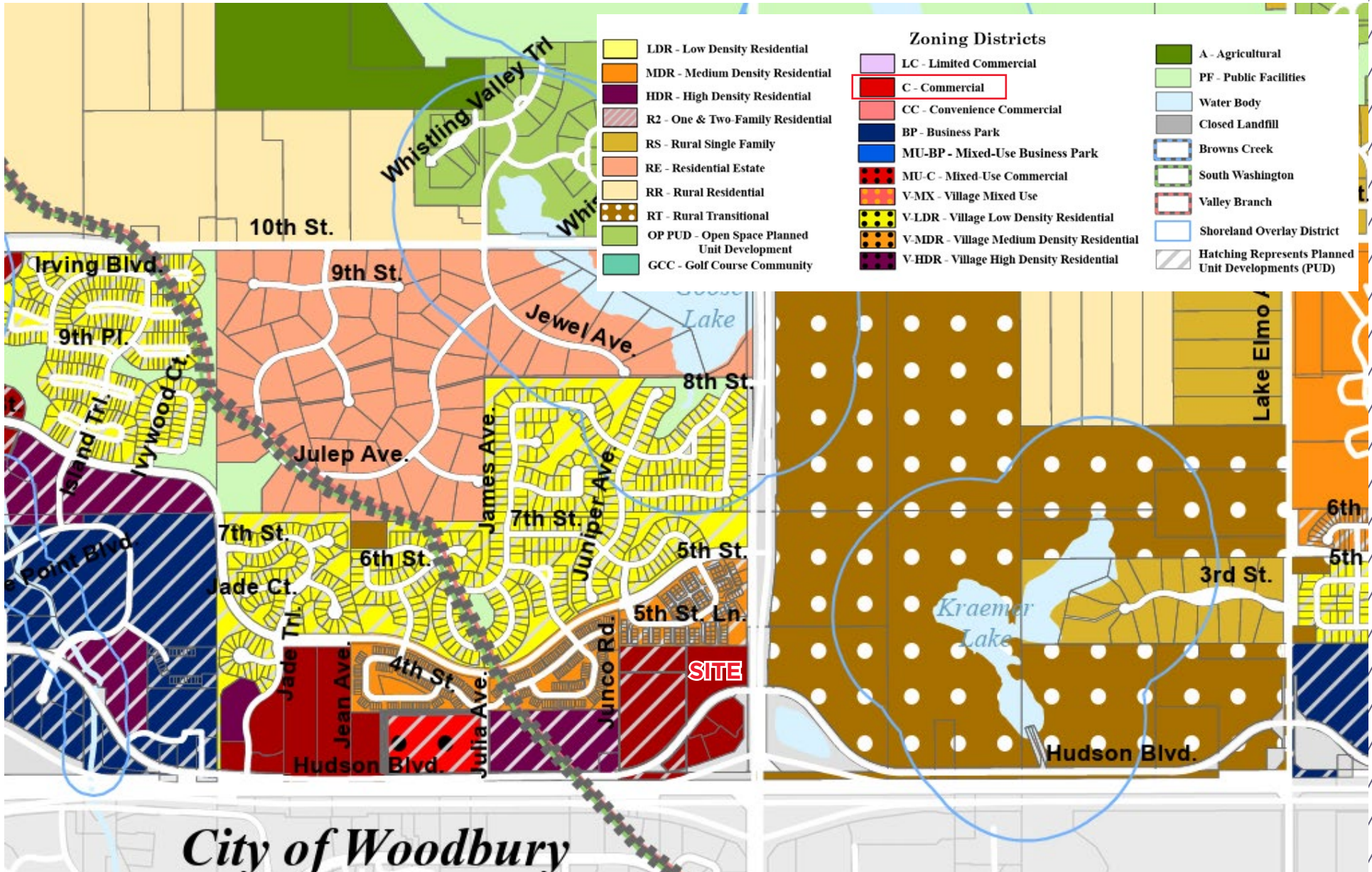
# AERIAL VIEW



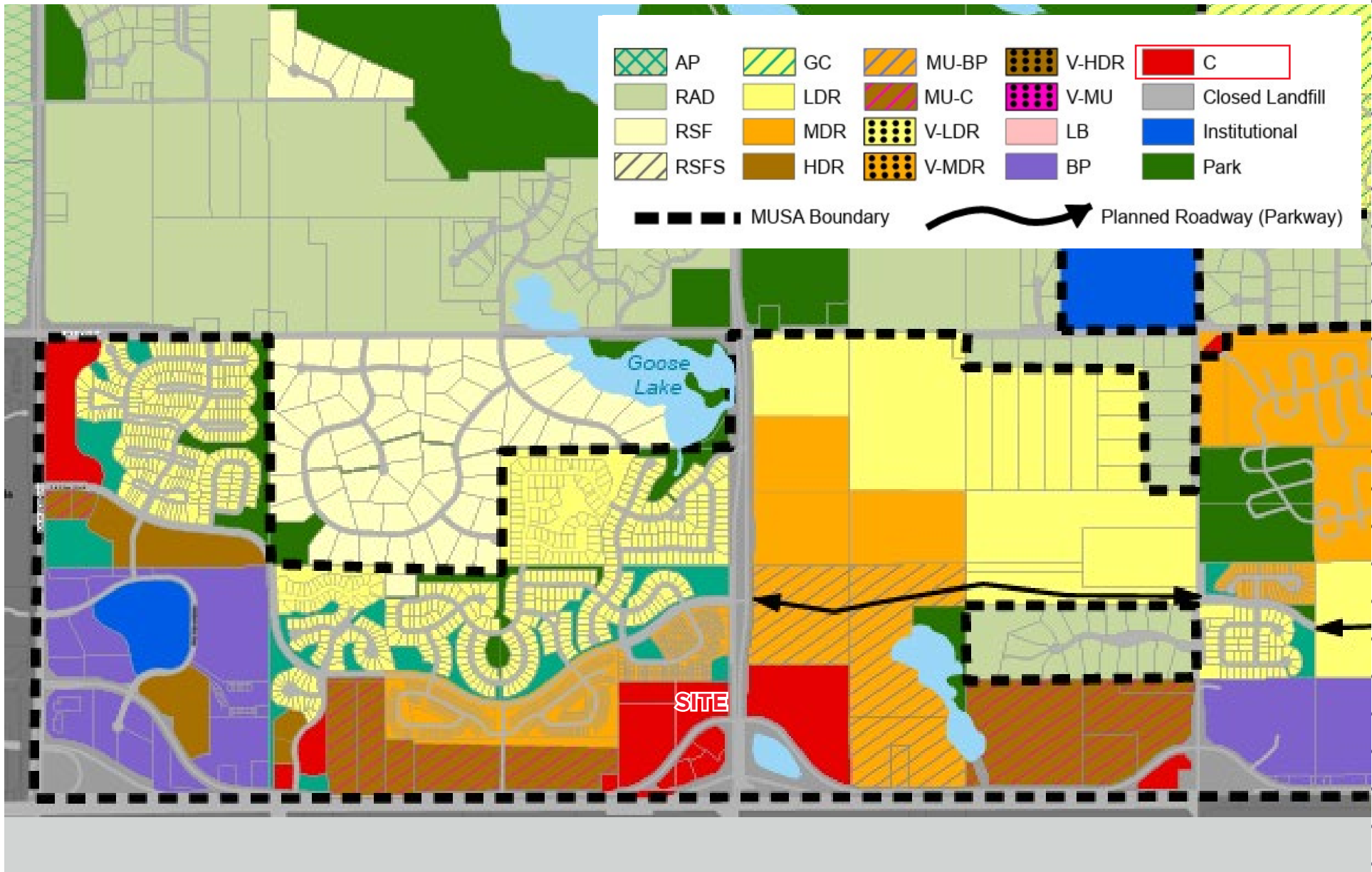




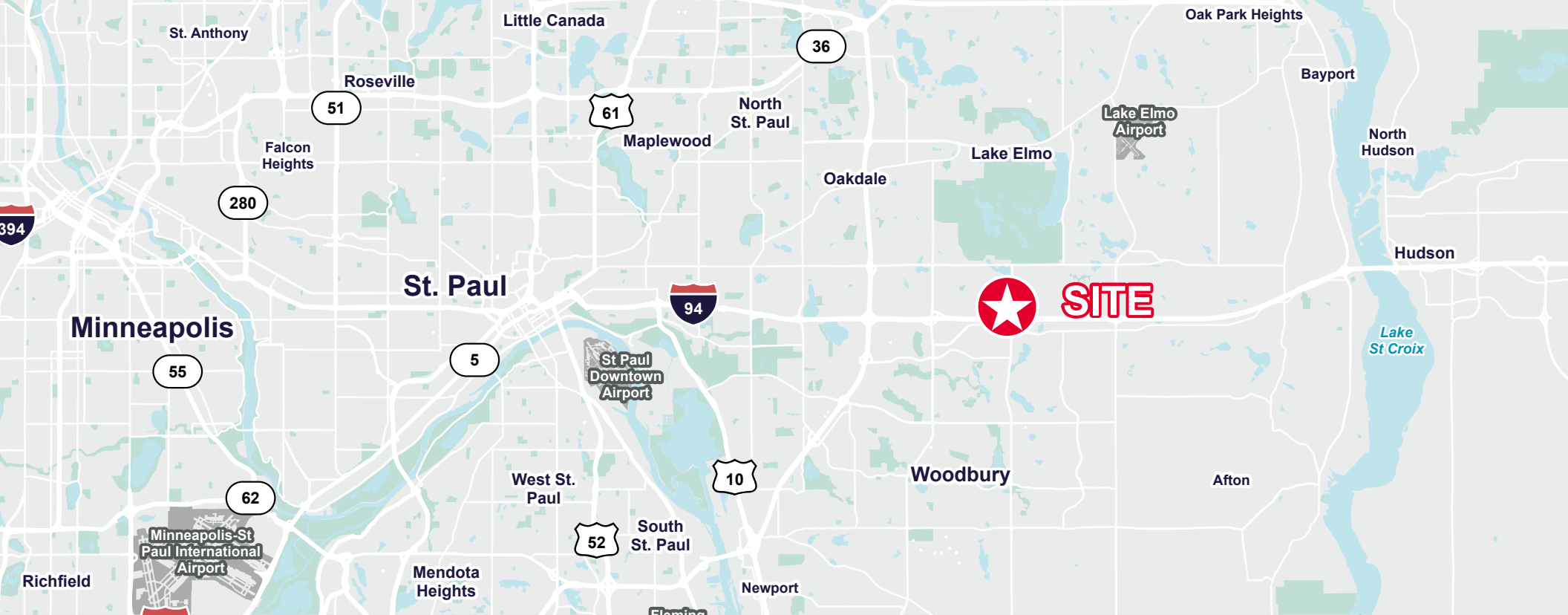
# PROPERTY AERIAL



# ZONING MAP



# LAND USE MAP



# CONTACT INFORMATION

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