

RETAIL FOR SALE

2339 COMMERCE BLVD

2339 Commerce Blvd, Mound, MN 55364



SALE PRICE:	\$395,000
LOT SIZE:	0.41 Acres
BUILDING SIZE:	4,000 SF
YEAR BUILT:	1908
ZONING:	B-1 Central Business

PROPERTY OVERVIEW

Central Business Retail Building for Sale in Mound.

PROPERTY FEATURES

- On Commerce Blvd- one block from CR-15, Lost Lake, The Harbor District and main shopping area.
- Great front and side exposure on Blvd
- Ample parking with drive-thru option at the rear of building
- Large front windows with lots of light
- Three large walk-in safes
- Adjacent to Langdon Lake

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

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

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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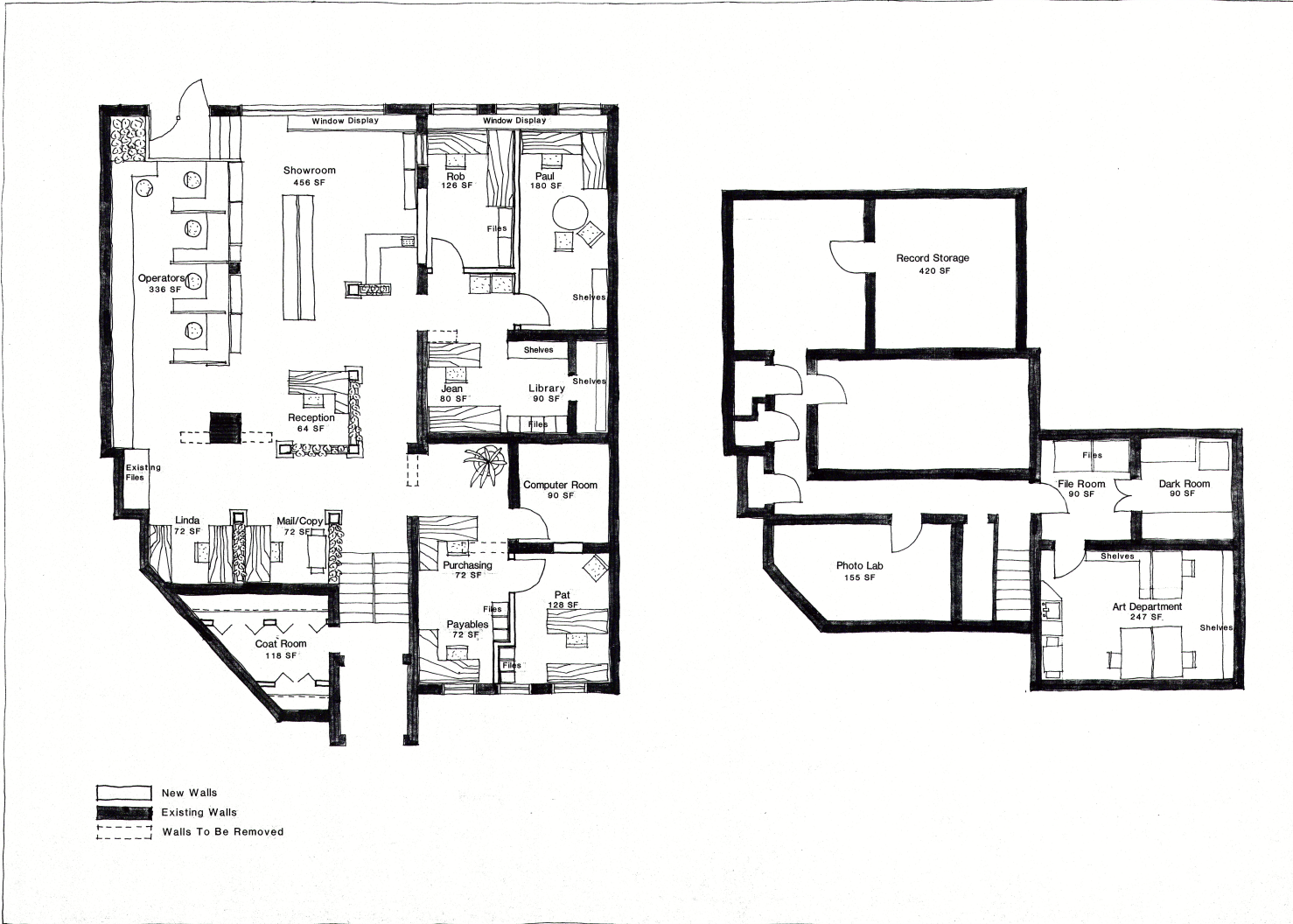
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PROPOSED PLANS

2339 Commerce Blvd, Mound, MN 55364



Meisel Hardware Specialties
 Mound, MN
 Space Layout Proposal A

 Environmental
 Expressions
1113 Hennepin Ave. S., Minneapolis, MN 55405 (612) 925-7744
 7/21/87 A

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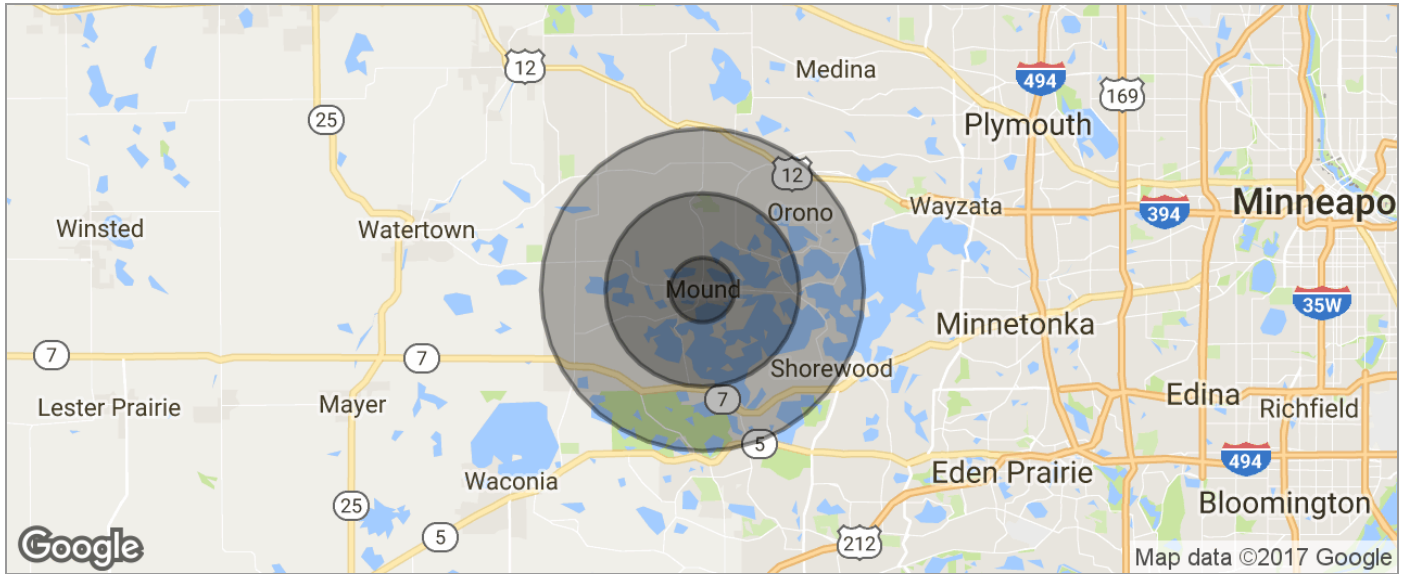
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,473	19,195	37,423
MEDIAN AGE	43.0	41.9	41.6
MEDIAN AGE (MALE)	41.4	41.0	41.0
MEDIAN AGE (FEMALE)	43.8	42.4	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,422	7,913	14,405
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$81,277	\$100,639	\$119,283
AVERAGE HOUSE VALUE	\$369,742	\$425,125	\$471,062
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.2%	93.9%	94.4%
% BLACK	1.8%	1.2%	0.8%
% ASIAN	1.1%	1.7%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.5%	0.3%
% OTHER	0.0%	0.6%	0.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.9%	2.1%	2.2%

* Demographic data derived from 2010 US Census

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