



# BIG LAKE MARKETPLACE LAND

16950 198th Avenue NW | Big Lake, MN 55309

## 5 Acres Of Commercial Land For Sale With Frontage On Highway 10 And In Close Proximity To The Northstar Commuter Rail Station

### Land Available:

- 5 acres (217,800 sf)
- Zoning: B3 (General Business District)
- PID: 65-528-0120
- Big Lake Marketplace First Addition Lot 4, Block 1
- 2017 Taxes: \$16,870
- Sale Price: \$871,200 (\$4.00 psf)

### Highlights & Features:

- City services to site
- Direct access to Highway 10
- Close proximity to Northstar Big Lake Commuter Rail
- Distance to Monticello +/- 3.35 miles, Elk River +/- 8.5 miles, St. Cloud +/- 25.5 miles and Minneapolis +/- 40 miles
- Area tenants: Centracare Clinic, America's Best Inn & Suites, The Happy Buffalo, Lil' Achievers Early Learning Center, Scientific Equipment Liquidators, H2Outfitters, Acucraft, Midwest Lumber, Midwest Tank

### Demographics & Traffic Counts:

- 2016 Average Population: 1 mile - 3,893, 3 miles - 22,103, 5 miles - 34,538
- 2016 Average Household Income: 1 - \$75,475, 3 miles - \$58,183, 5 miles - \$57,570
- Traffic Count: Highway 10 - 17,600 vpd



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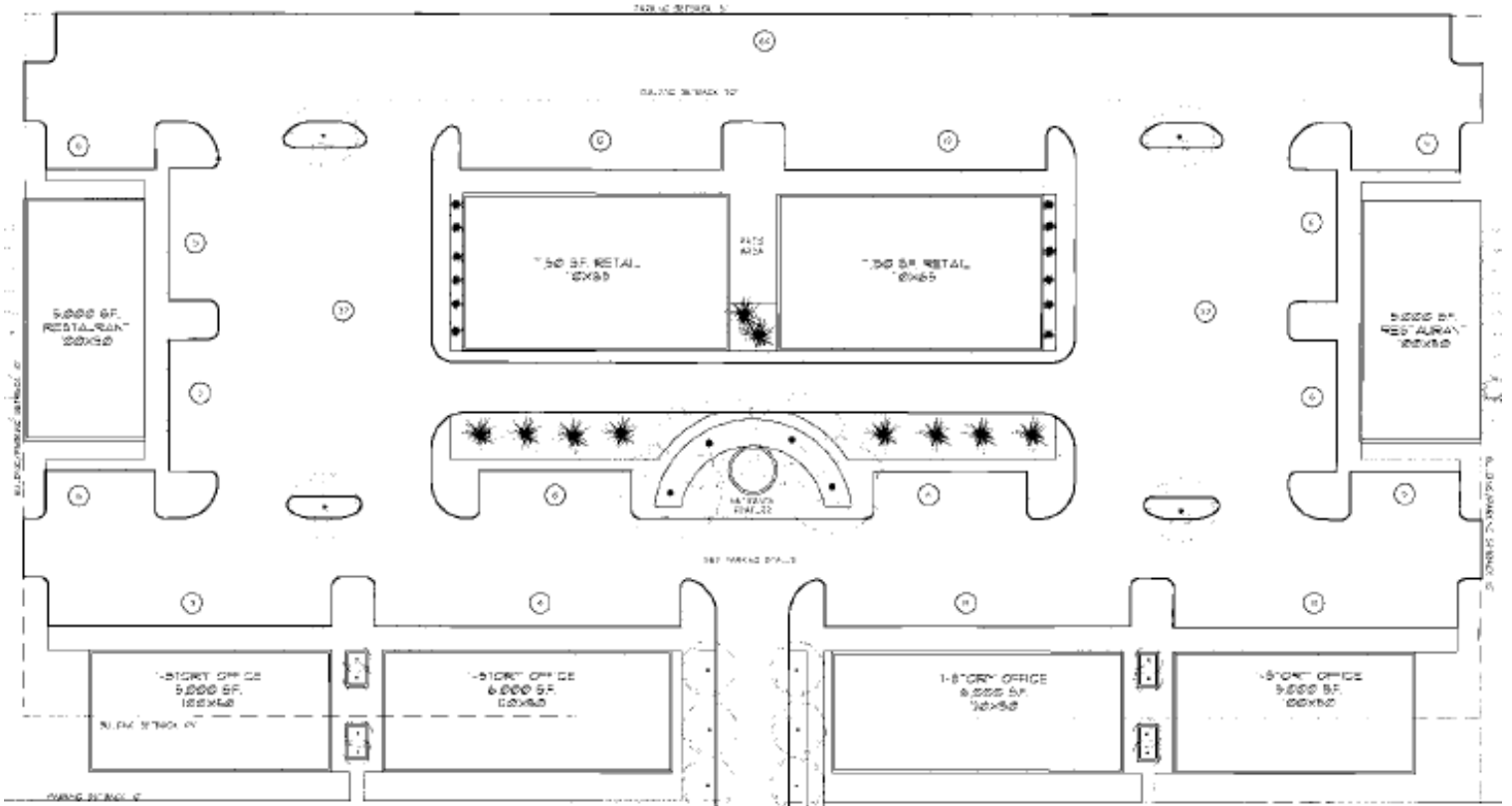
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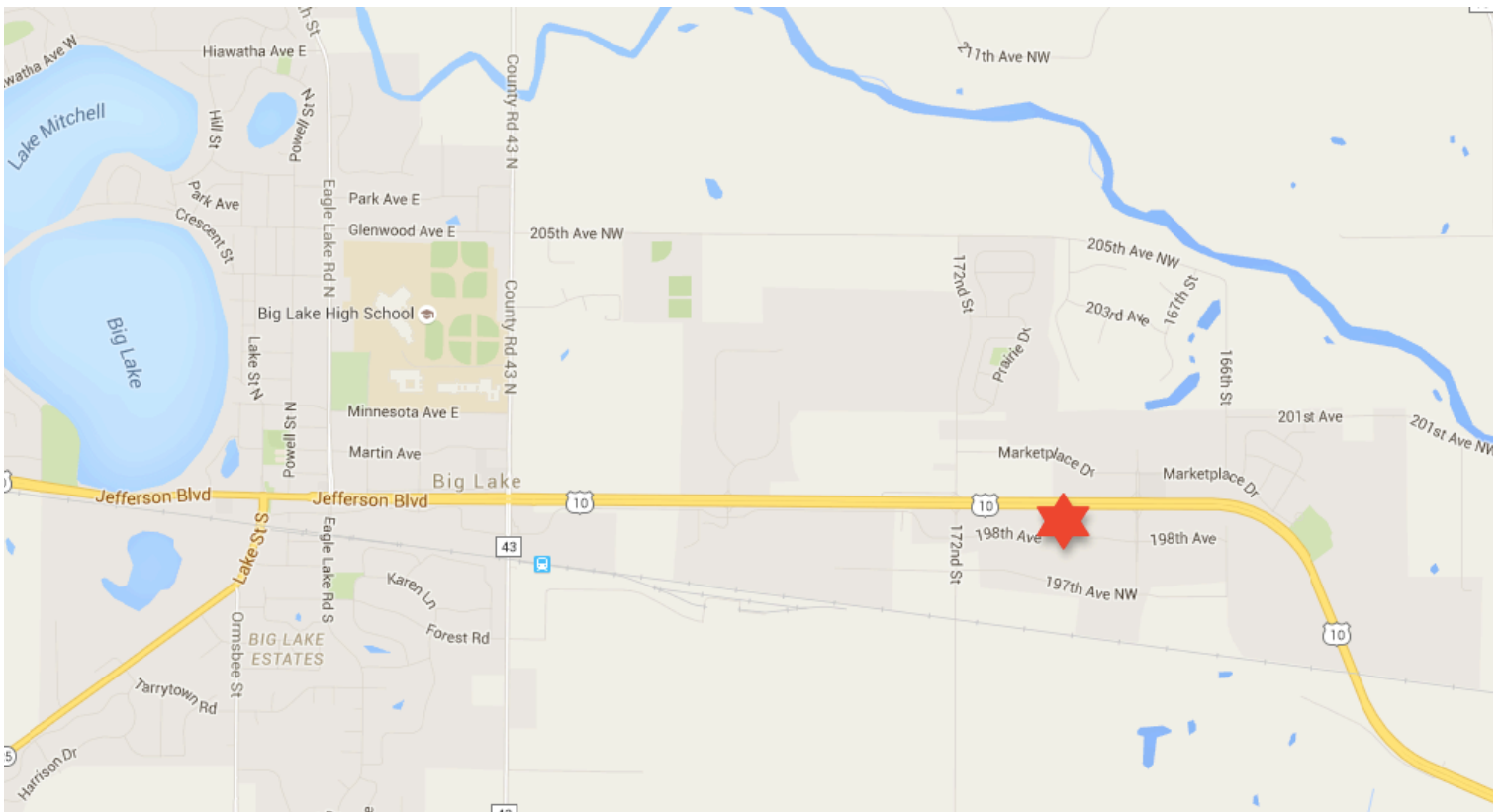
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# Concept



# Map



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