

HODGSON & COUNTY ROAD J LAND

CORNER OF HODGSON & COUNTRY ROAD J IN LINO LAKES

FOR SALE

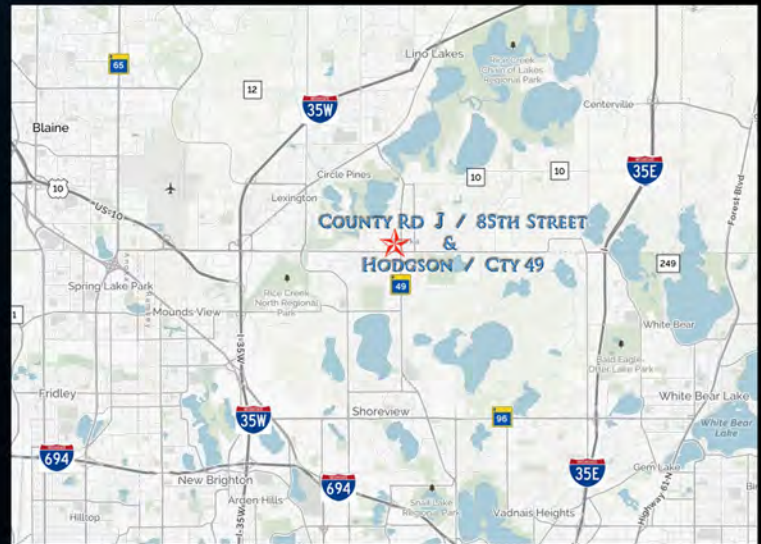
APPROX. 2.15 ACRES



SALE PRICE: \$1,200,000.00

GREAT LOCATION FOR DEVELOPMENT

- APPROXIMATELY 2.15 ACRES
- HIGH TRAFFIC INTERSECTION
- ZONED GB GENERAL BUSINESS
- PID 31-31-22-43-2006
31-31-22-43-2007
31-31-22-43-2017
- PRO DEVELOPMENT CITY



JEFF SALZBRUN
612-788-1552
jeffs@essencerealestate.com

JEFF NORDNESS
651-341-5044
jeff@essencerealestate.com

OFFICE: 651-482-1871

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

HODGSON & COUNTY ROAD J LAND

CORNER OF HODGSON & COUNTY ROAD J IN LINO LAKES

FOR SALE

PROPERTY OVERVIEW

PROPERTY INFORMATION

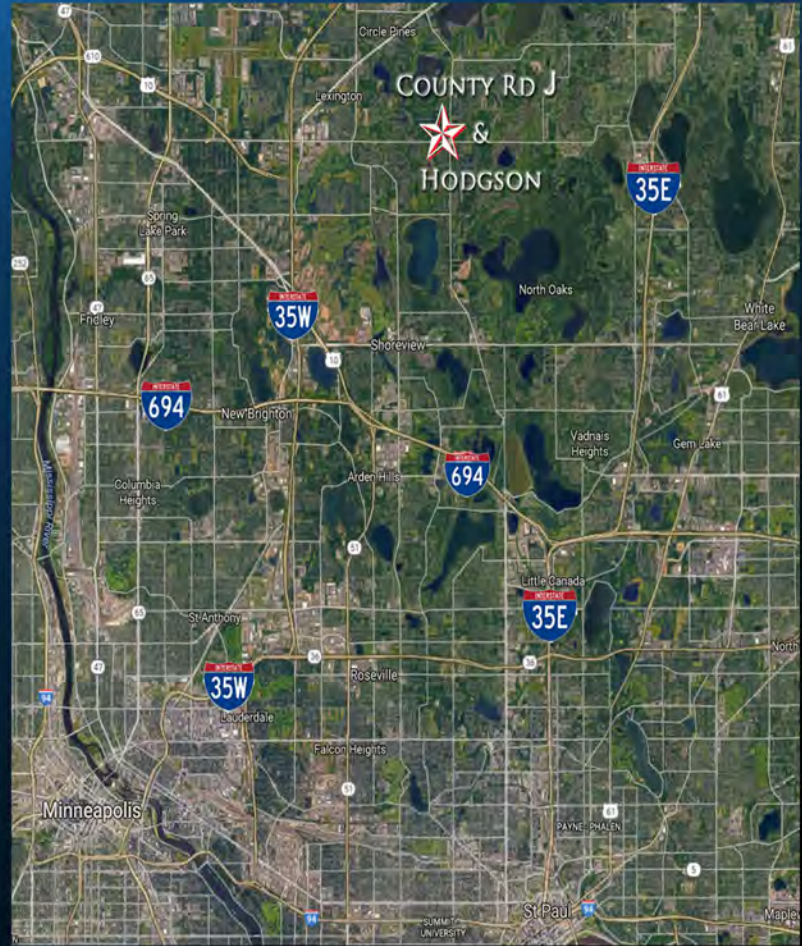
ADDRESS	NWQ OF CR J & HODGSON RD
CITY, STATE	LINO LAKES, MN
ASKING PRICE	\$1,200,000.00
LOT SIZE	2.15 ACRES
COUNTY	ANOKA
ZONING	GB GENERAL BUSINESS

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,507	38,532	92,904
MEDIAN HH INCOME	\$100,887	\$83,467	\$80,454
AVERAGE HH INCOME	\$123,913	\$107,636	\$104,037
MEDIAN AGE	45.3	42.3	40.7

TRAFFIC COUNTS

HODGSON ROAD	8,000 VPD
COUNTY ROAD J	9,700 VPD
I-35W	124,000 VPD
I-35E	56,000 VPD
I-694	111,000 VPD



AREA INFORMATION

LINO LAKES IS A CITY OF 20,505 RESIDENTS, COVERING AN AREA OF 33 SQUARE MILES IN SE ANOKA COUNTY. I-35W AND I-35E MAKE IT JUST A 20-MINUTE DRIVE TO EITHER DOWNTOWN MINNEAPOLIS OR ST. PAUL. LINO LAKES IS A GREAT PLACE TO LIVE, WORK, SHOP AND PLAY. MONEY MAGAZINE SELECTED LINO LAKES AS ONE OF THE TOP 100 BEST PLACES TO LIVE. LINO LAKES IS GROWING, AND HAS THE WORKFORCE, AVAILABLE LAND AND INFRASTRUCTURE TO SUPPORT THE INCREASING DEMAND IN THE AREA. THE AREA HAS SEEN A RISE IN COMMERCIAL DEVELOPMENT WITH NO SIGNS OF SLOWING DOWN.

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