

COMMERCIAL LAND +/- 14 ACRES FOR SALE

E. 7th St., Monticello, MN 55362



GREAT VISIBILITY FROM I-94!

PROPERTY INFORMATION

- Land Size – +/- 14 Acres (Divisible)
- Sale Price – \$6.50 - \$8.00 PSF
- Freeway Frontage – 982 Feet
- Zoning – I-1A Light Industrial District (can be rezoned to Commercial)


VANTAGE POINT
PARTNERS

contact WAYNE ELAM
direct 763 428 7001
cell 763 229 4982
email welam@vantage-point-partners.com
website www.vantage-point-partners.com

COMMERCIAL LAND – MONTICELLO, MN



KEY PROPERTY DETAILS

PROPERTY DETAILS

- Great visibility from I-94
- Quick and easy access to the interstate
- Signage available on I-94
- The newly extended 7th St. is now open and connects Hwy 25 and Co. Rd. 18
- Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods, and Wal-Mart Supercenter
- City fiber optics network providing high-speed internet, telephone, and cable

Demographics - 2007	3 Mile	5 Mile	10 Mile
Population	15,287	26,277	90,551
Avg Age	33	33	33
Avg HH Inc.	\$62,792	\$65,891	\$75,541
Median HH Inc.	\$56,337	\$59,763	\$66,778

TRAFFIC COUNTS — 2006

- I-94 – 56,000 vehicles per day