

COMMERCIAL LAND — 3.9 ACRES

# FOR SALE

School Blvd., Monticello, MN 55362



GREAT LOCATION FOR  
HOTELS, MEDICAL OR  
ENTERTAINMENT!

## PROPERTY INFORMATION

- Land Size – 3.9 Acres
- Sale Price – \$9.75 PSF
- Zoning – B-4 Regional Business



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# COMMERCIAL LAND – MONTICELLO, MN



## KEY PROPERTY DETAILS

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- Great location for hotels, medical, entertainment, etc.
- Located next to River City Extreme (bowling and entertainment complex) and the Monticello 15 Theatre
- Quick and easy access to Hwy 25
- 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

- Hwy 25 – 18,900 vehicles per day
- I-94 – 56,000 vehicles per day



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