



GATEWAY TO CITY OF DAYTON HISTORIC VILLAGE

Commercial Development Opportunity

*Example concept plan and renderings.
Open to different site plans.



LAND FOR SALE

16281 Richardson Ave
Dayton, MN
55327



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PROPERTY OVERVIEW

Positioned at the entrance to Dayton’s charming Historic Village, this mixed-use site offers a rare opportunity to shape the gateway to the community’s future. Overlooking the scenic Crow River, the property combines historic character with exceptional development potential.

Zoned for mixed-use, the site can accommodate a variety of end-users—whether a signature restaurant destination with waterfront views, boutique retail, professional offices, or thoughtfully designed residential units above street-level activity. Its location along the Crow River provides natural beauty making it ideal for a project that blends lifestyle, commerce, and community connection.

With its prime visibility and unique setting, this site is perfectly positioned to become a defining landmark within the heart of Dayton.

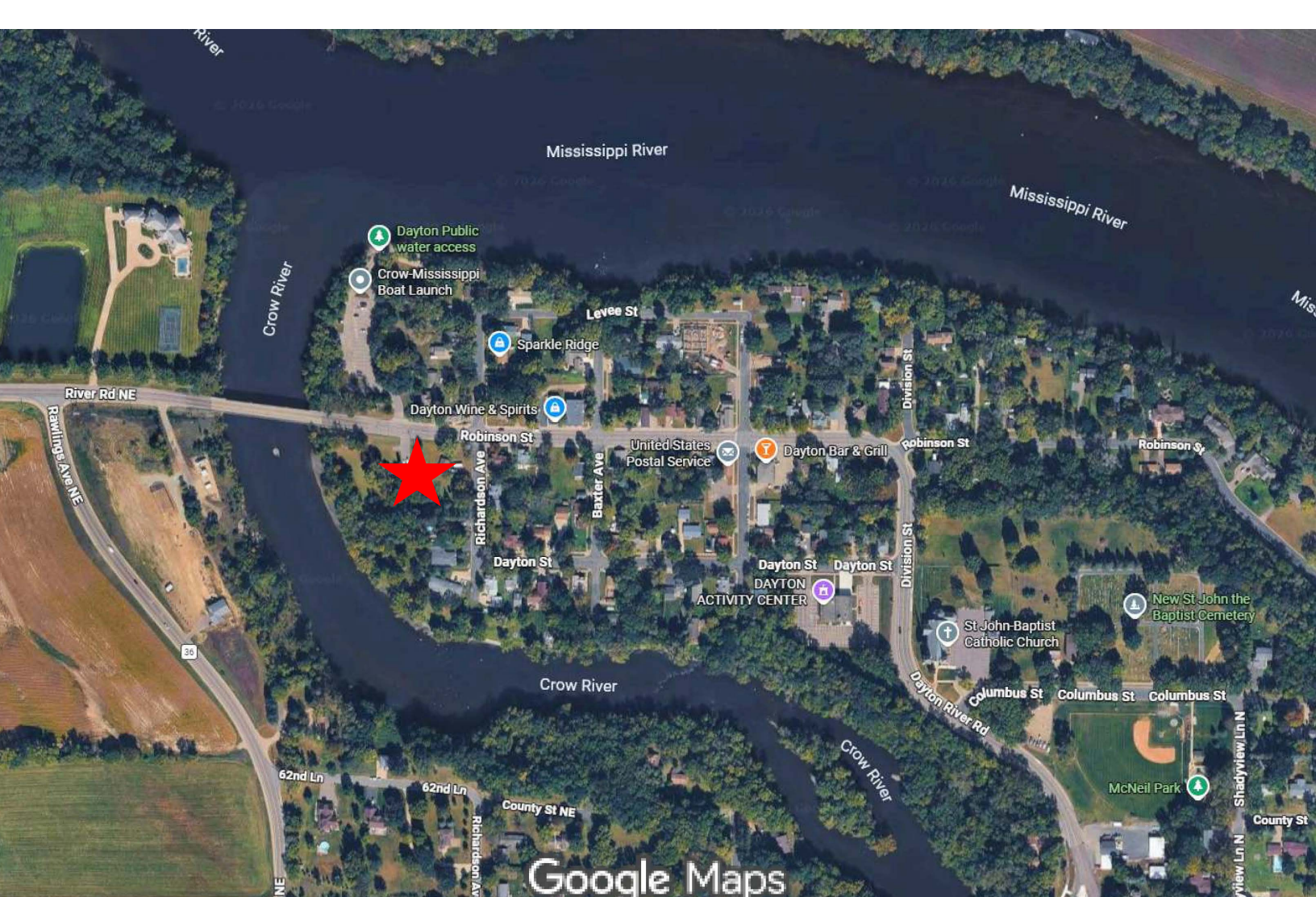
PROPERTY FEATURES

- High visibility & accessibility
- Scenic Crow River frontage
- Mixed-Use Zoning
- Historic character and modern development potential

Address:	16281 Richardson Ave Dayton, MN 55327
Acreage:	1.19 acres
List Price:	\$259,000
Zoning:	GMU-3 Historic Village
County:	Hennepin









Location Facts & Demographics

Demographics are determined by a 10 minute drive from 16281 Richardson Ave, Dayton, MN 55327

CITY, STATE

Dayton, MN

POPULATION

35,473

AVG. HHSIZE

2.74

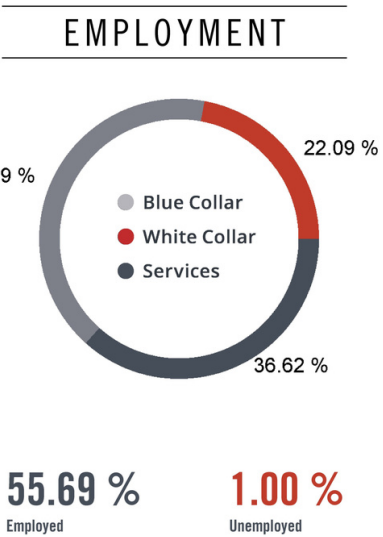
MEDIAN HH INCOME

\$76,203

HOME OWNERSHIP

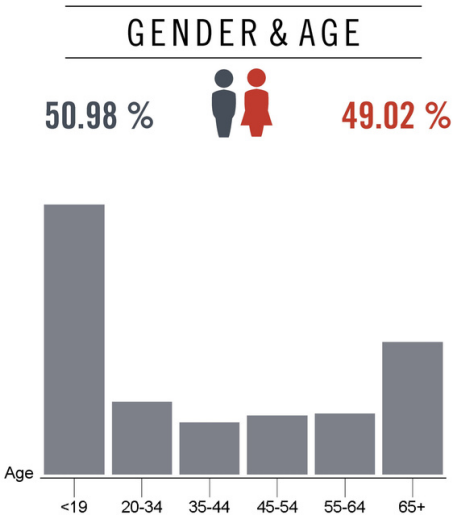
Renters: 2,169

Owners: 10,580



EDUCATION

High School Grad:	30.71 %
Some College:	28.99 %
Associates:	9.17 %
Bachelors:	24.32 %



RACE & ETHNICITY

White:	94.31 %
Asian:	0.79 %
Native American:	0.17 %
Pacific Islanders:	0.06 %
African-American:	0.71 %
Hispanic:	1.78 %
Two or More Races:	2.18 %

MOODY'S

INCOME BY HOUSEHOLD

Income Range	Percentage
0K-30K	~20%
30K-50K	~25%
50K-100K	~55%
100K-200K	~35%
>200K	~5%

HH SPENDING

Housing	\$18,997
Grocery	\$6,924
Travel	\$7,381
Entertainment	\$3,234
Electricity	\$1,702
Apparel	\$1,438
Furniture	\$266
Gas	\$413

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