

2.47 ACRES

# COMMERCIAL LAND FOR SALE

5755 NATHAN LN N, PLYMOUTH, MN 55442



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PPG PAINTS

169



**CUSHMAN & WAKEFIELD**

# 2.47 ACRES FOR SALE PLYMOUTH, MN



## PROPERTY HIGHLIGHTS

- Signalized hard corner at Nathan Lane N and Bass Lake Road
- ~1.7 developable acres zoned for commercial uses
- 78,000+ daytime population within 3 miles
- Strong northwest metro location serving Plymouth, Maple Grove, and Brooklyn Park
- Sewer and water to site
- Adjacent to The Brooks, Enclave's new 219-unit residential development

### SITE INFORMATION

PID #	01-118-22-42-0098
Gross Acres	2.47 acres
Developable Acres	Approximately 1.7 acres
Land Use	Commercial

### DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
Population	6,696	71,120	223,918
Households	3,600	32,676	101,720
Average HH Income	\$127,705	\$134,929	\$140,820
Daytime Population	12,983	78,134	198,936



19,382 vpd

Bass Lake Rd

22,879 vpd

**SITE**

Nathan Ln N

Speedway

**Eagle Lake Golf Course**

10

19,382 vpd

Bass Lake Rd

22,879 vpd

Zachary Ln

4,838 vpd

**SITE**

3,768 vpd

56th Ave N

169

84,610 vpd

19,117 vpd

76,442 vpd

169

**uni**systems  
ENGINEERING

Integrity Global Solutions  
Servers • Storage • Networking • PaaS

**BOLSTER**

ACRYLIC DESIGN  
ASSOCIATES

Securitas  
Technology

Nathan Ln N

**INVIO**  
AUTOMATION

**AEROVENT**  
INDUSTRIAL VENTILATION SYSTEMS

waterwalk  
EXTENDED STAY BY WYNDHAM

**TE**  
connectivity

**PHILIPS**  
RespirTech

**POLARIS**

Speedway

**Ford**

Luther Collision & Glass

**StorageMart**

**REVIVE**  
RESTORATION INC.

Construction Results  
Corporation

**PPG PAINTS**

54th Ave N

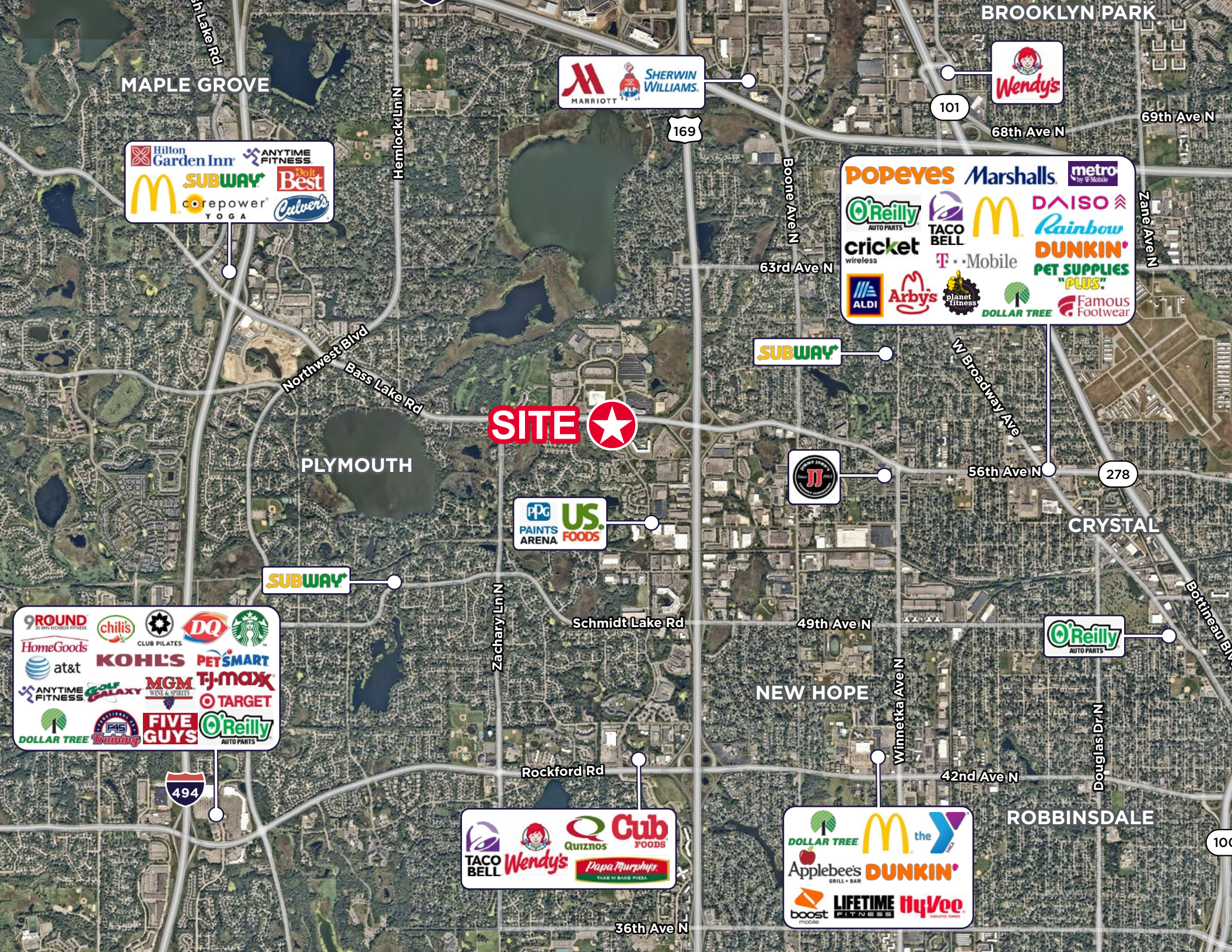
**US FOODS**

**LDI**  
LIBERTY DIVERSIFIED  
INTERNATIONAL

**Parker**

Can Do Canines  
ASSISTANCE DOGS

**PALLET ONE**



MAPLE GROVE

BROOKLYN PARK

Hilton Garden Inn ANYTIME FITNESS  
 Subway Best Buy  
 Corepower YOGA Culver's

MARRIOTT SHERWIN WILLIAMS

Wendy's

POPEYES Marshalls metro by Mobile  
 O'Reilly AUTO PARTS TACO BELL McDonald's DAISO  
 cricket wireless T-Mobile Rainbow DUNKIN' PET SUPPLIES "PLUS"  
 ALDI Arby's planet fitness DOLLAR TREE Famous Footwear

**SITE** ★

PLYMOUTH

PPG PAINTS ARENA US FOODS

JJ

Subway

9ROUND 30 MIN GOLFBOX FITNESS chilli's CLUB PILATES DQ Starbucks  
 HomeGoods at&t KOHL'S PET SMART  
 ANYTIME FITNESS GOLF GALAXY MGM WINE & SPIRITS TJ-maxx TARGET  
 DOLLAR TREE Training FIVE GUYS O'Reilly AUTO PARTS

Zachary Ln N

Schmidt Lake Rd

49th Ave N

O'Reilly AUTO PARTS

NEW HOPE

Rockford Rd

42nd Ave N

TACO BELL Wendy's Quiznos CUB FOODS  
 Papa Murphy's

DOLLAR TREE McDonald's the Y  
 Applebee's DUNKIN' GRILL + BAR  
 boost LIFETIME FITNESS HyVee

ROBBINSDALE

36th Ave N

494

169

101

68th Ave N

69th Ave N

63rd Ave N

56th Ave N

278

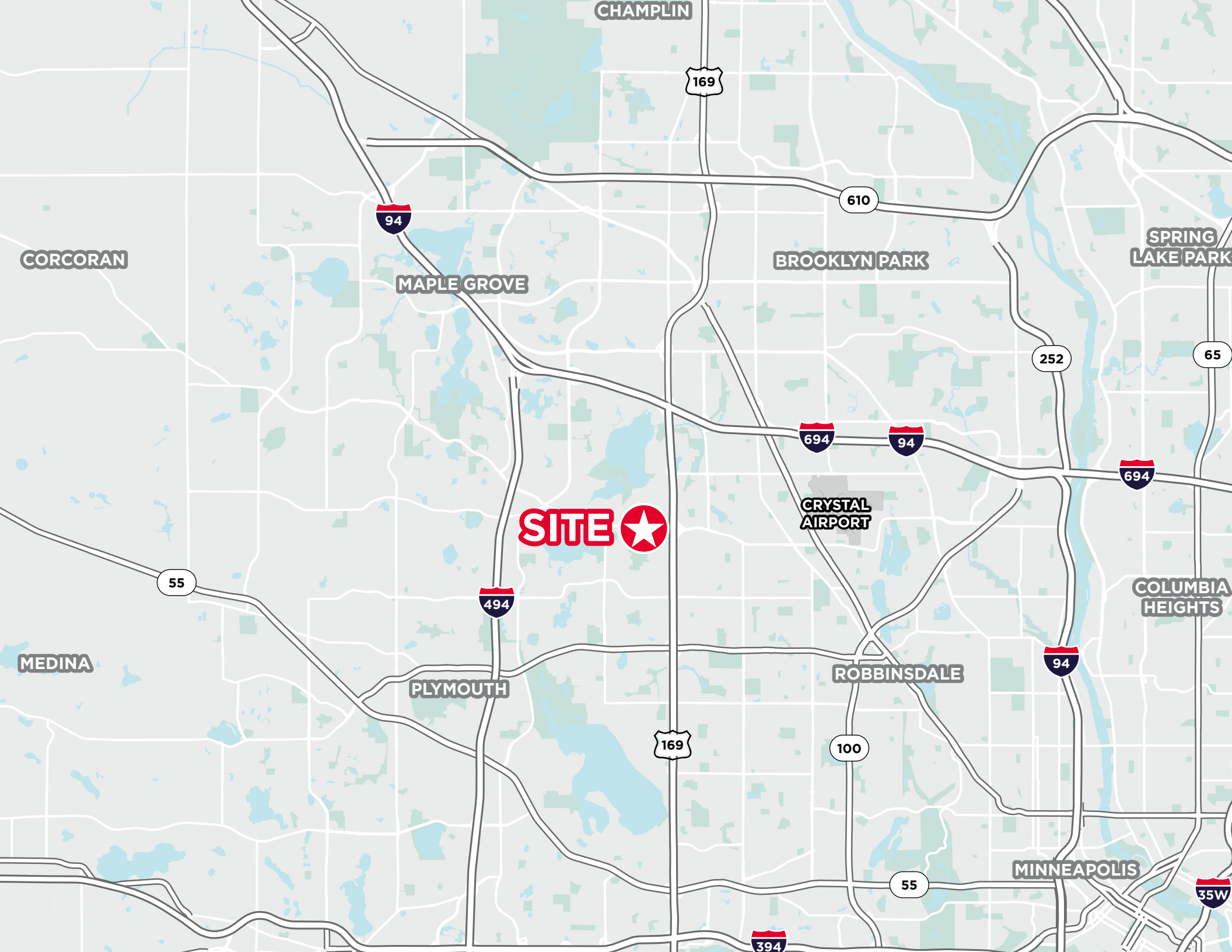
CRYSTAL

Botineau Blvd

Winnetka Ave N

Douglas Dr N

100



**SITE** ★

CHAMPLIN

169

610

94

CORCORAN

MAPLE GROVE

BROOKLYN PARK

SPRING LAKE PARK

252

65

694

94

694

CRYSTAL AIRPORT

COLUMBIA HEIGHTS

55

494

MEDINA

PLYMOUTH

ROBBINSDALE

94

169

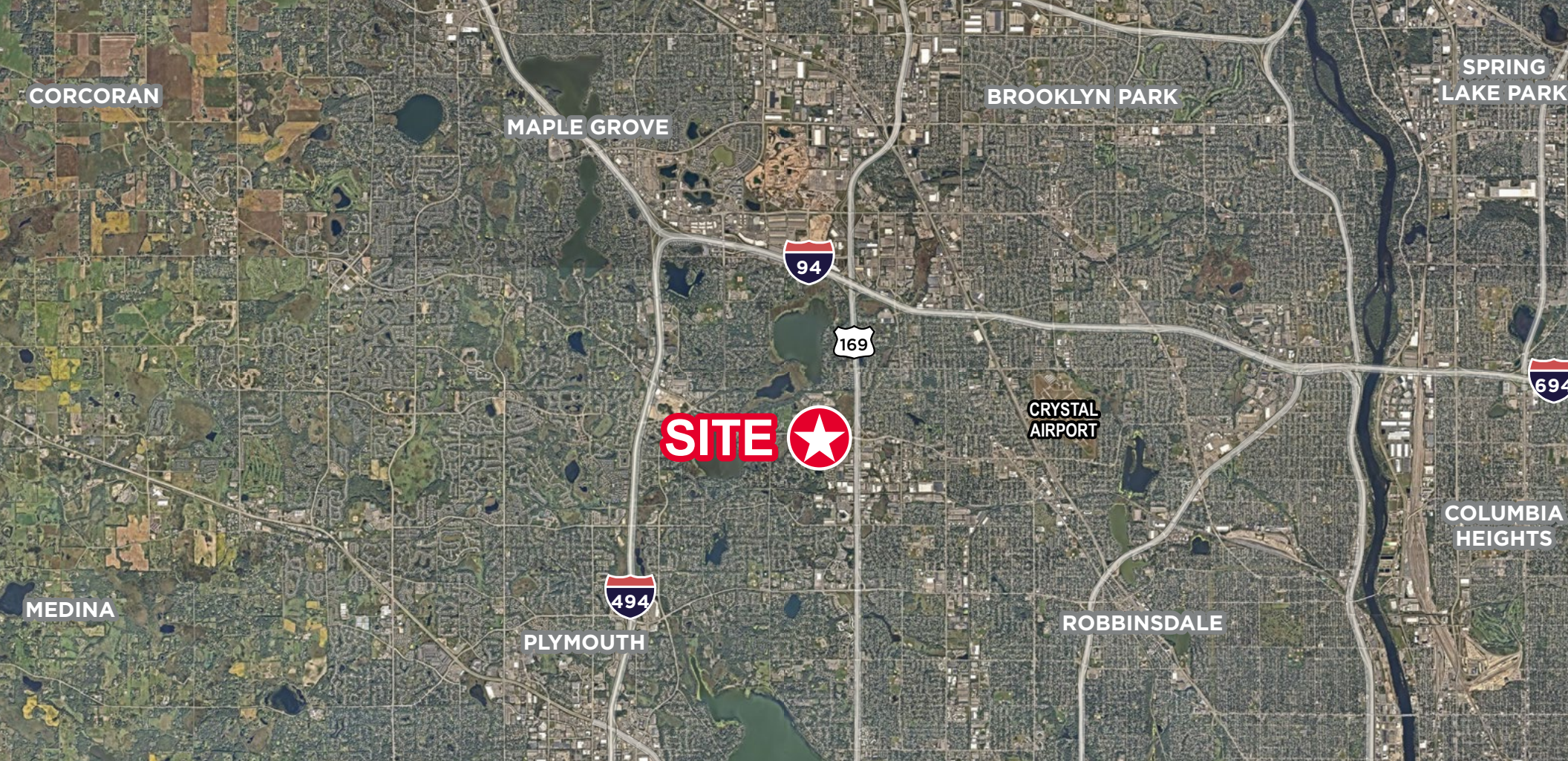
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MINNEAPOLIS

55

394

35W



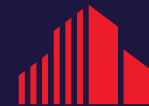
**FOR MORE INFORMATION, CONTACT:**

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