

1 ACRE PAD SITE AT I-35E & CR J

COUNTY ROAD J AT I-35E, WHITE BEAR TOWNSHIP, MN 55127

FOR SALE OR LEASE



OFFERING SUMMARY

SALE PRICE: Negotiable

LEASE RATE: Negotiable

LOT SIZE: 1.0 Acres

ZONING: B2 - General Business

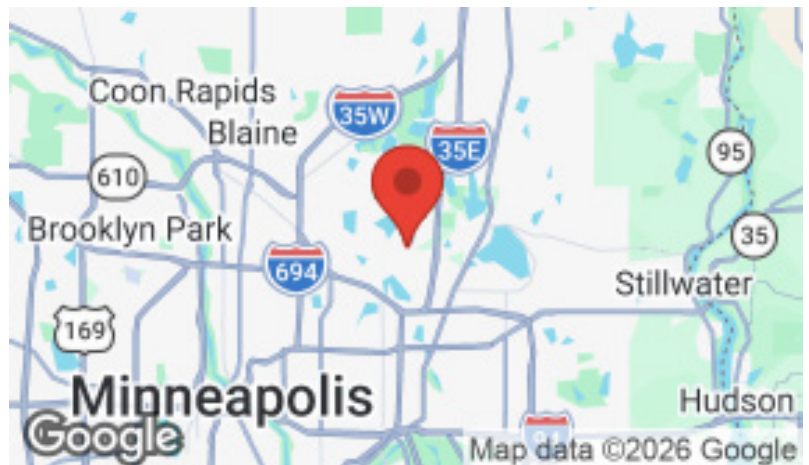
TRAFFIC COUNT: 58,603 VPD on I-35E
7,818 VPD on CR J/Ash Street

PROPERTY OVERVIEW

Pad site with I-35E visibility. This site is available for sale, lease, or build-to-suit development.

Utilities are stubbed to within a few feet of lot. Flexible zoning allows for multitude of usages such as daycare, restaurant, bank, medical, automotive etc. Pylon signage visible from I-35E.

Area retailers include Emagine Theater, Muddy Cow Bar & Grill, Orchid Restaurant, Glamour Beauty, Northway Tobacco, Dominos, and more!



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

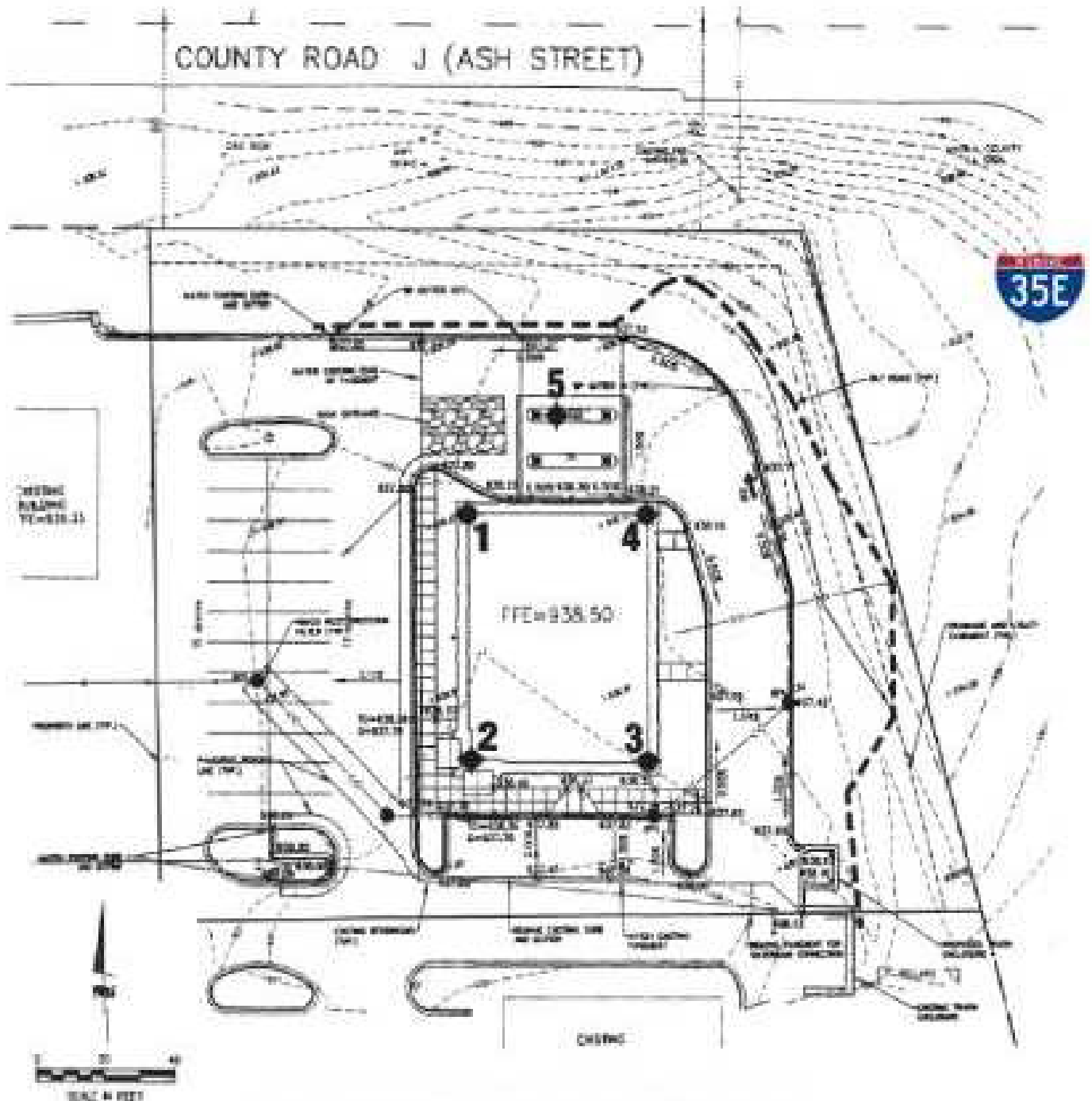
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SITE PLAN - POTENTIAL LAYOUT

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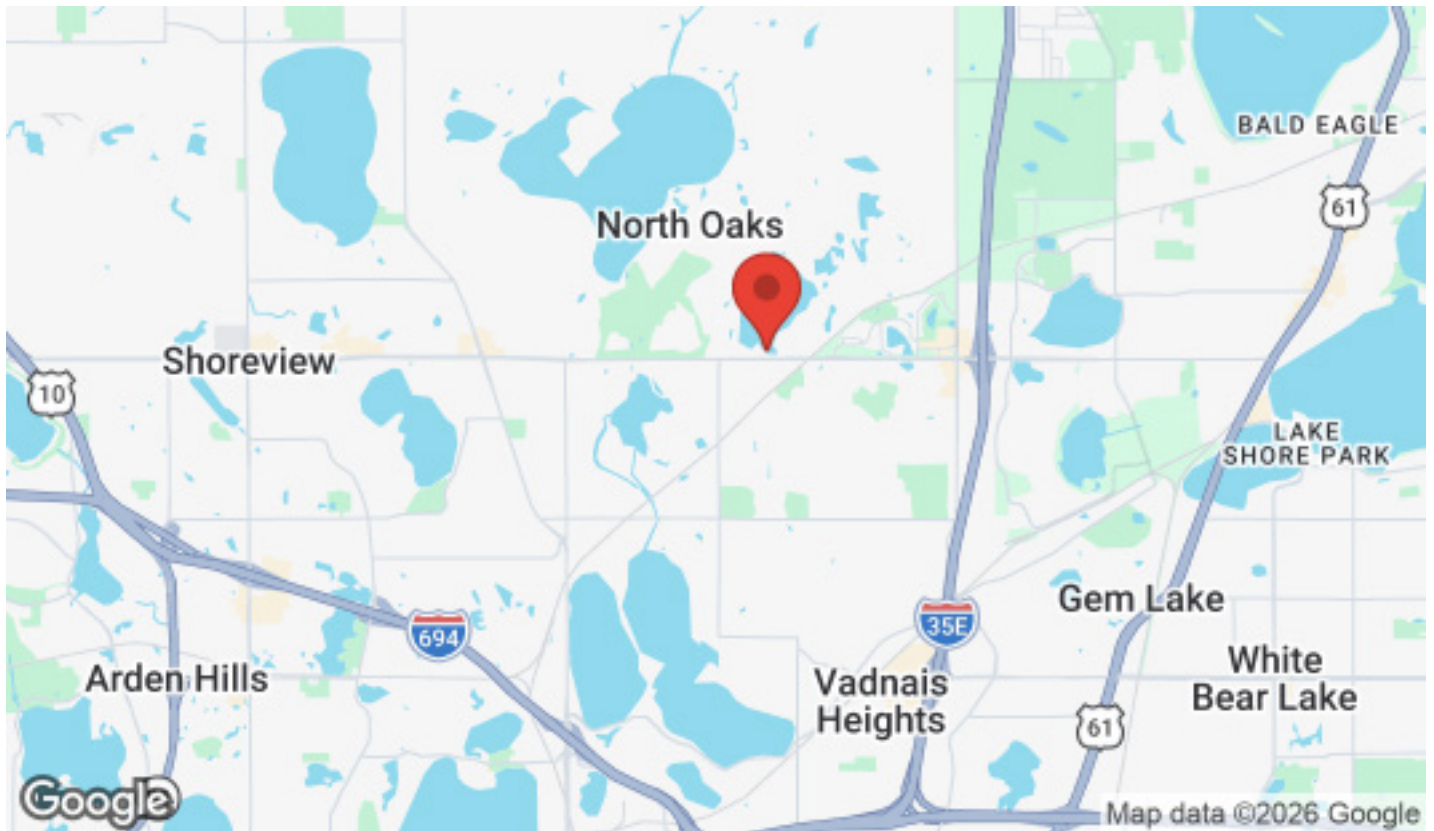
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LOCATION MAPS

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AERIAL MAP

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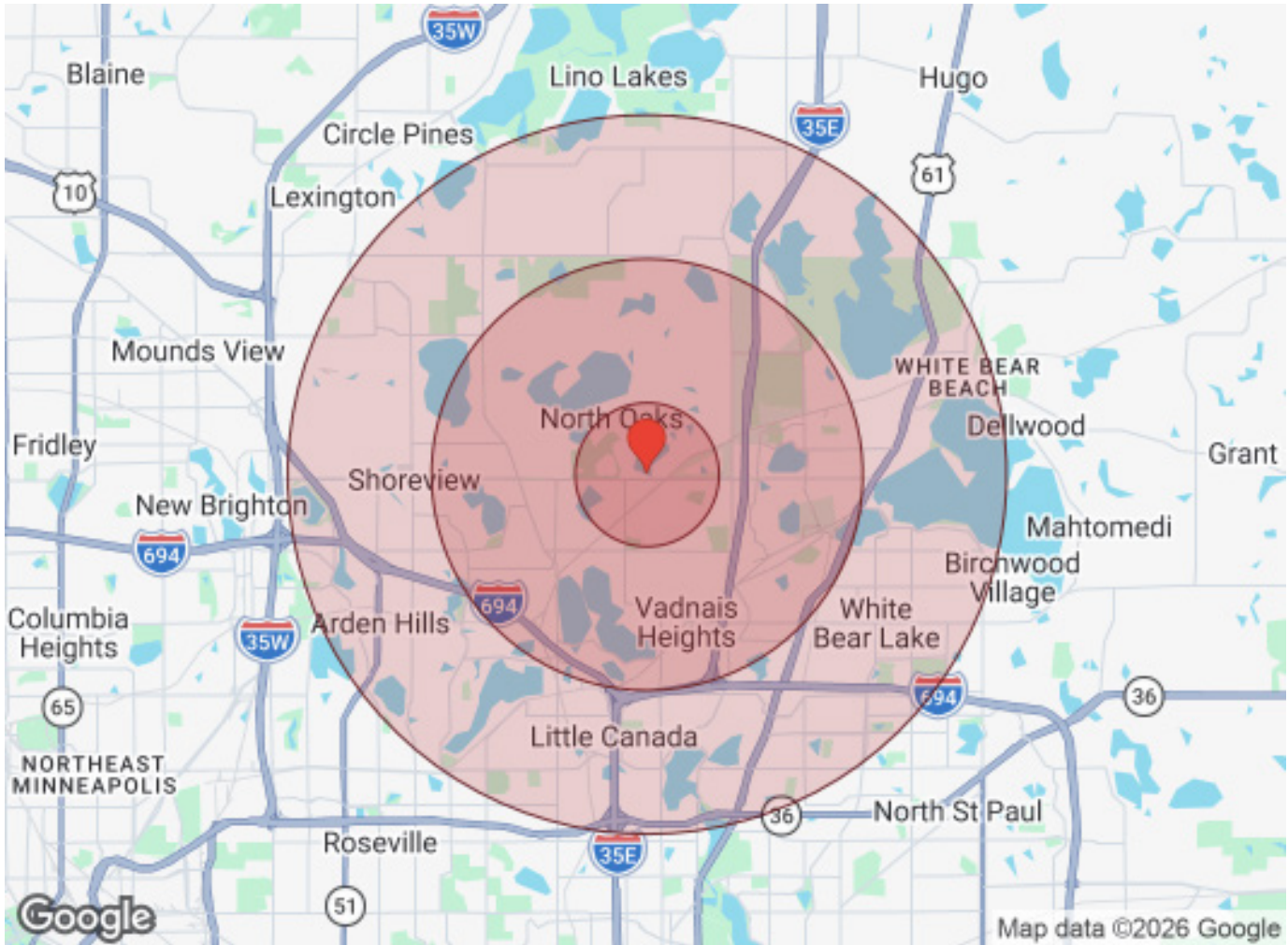
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DEMOGRAPHICS

COUNTY ROAD J AT I-35E, WHITE BEAR TOWNSHIP, MN 55127

1 ACRE PAD SITE



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,124 | 17,579 | 55,025 |
| Female | 3,508 | 19,073 | 58,655 |
| Total Population | 6,632 | 36,652 | 113,680 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,002 | 5,973 | 18,852 |
| Ages 15-24 | 833 | 4,827 | 14,682 |
| Ages 25-54 | 2,431 | 13,440 | 43,654 |
| Ages 55-64 | 1,020 | 5,420 | 16,008 |
| Ages 65+ | 1,346 | 6,992 | 20,484 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$93,900 | \$75,405 | \$64,858 |
| < \$15,000 | 111 | 772 | 2,839 |
| \$15,000-\$24,999 | 164 | 752 | 3,200 |
| \$25,000-\$34,999 | 105 | 903 | 4,173 |
| \$35,000-\$49,999 | 273 | 1,843 | 6,014 |
| \$50,000-\$74,999 | 576 | 2,774 | 7,922 |
| \$75,000-\$99,999 | 321 | 2,078 | 6,759 |
| \$100,000-\$149,999 | 562 | 2,617 | 8,182 |
| \$150,000-\$199,999 | 354 | 1,280 | 3,075 |
| > \$200,000 | 272 | 1,757 | 3,320 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 2,937 | 15,637 | 48,004 |
| Occupied | 2,836 | 14,985 | 45,906 |
| Owner Occupied | 2,716 | 12,550 | 36,450 |
| Renter Occupied | 120 | 2,435 | 9,456 |
| Vacant | 101 | 652 | 2,098 |



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