

COMMERCIAL LAND

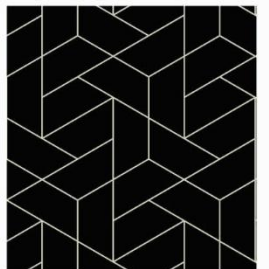
199XX IDEALIC AVE, LAKEVILLE, MN 55044



FOR SALE | COMMERCIAL LAND



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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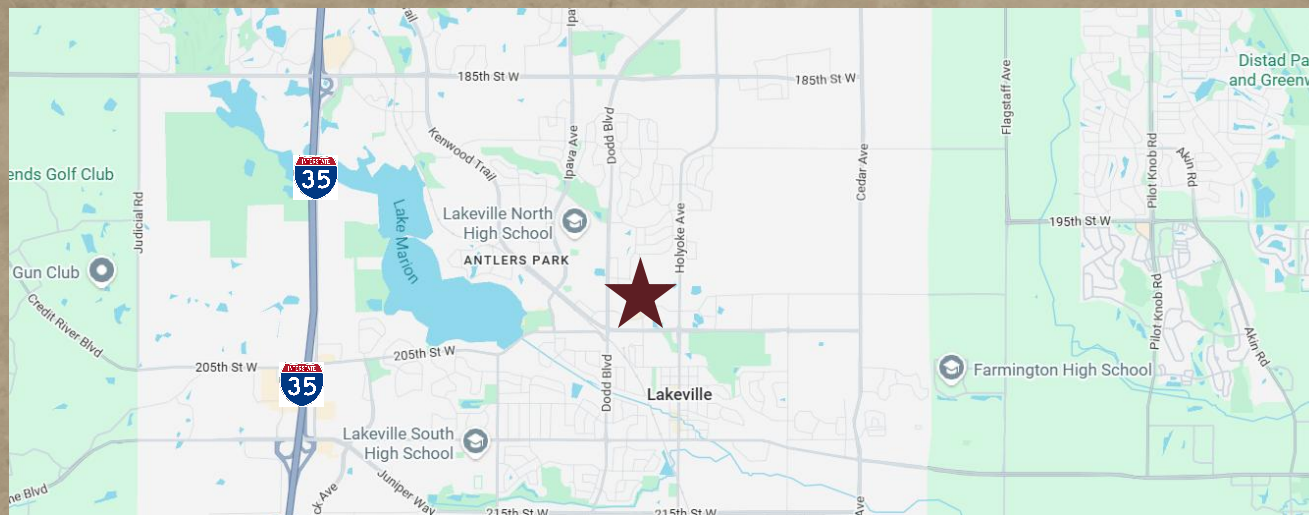
■ PROPERTY HIGHLIGHTS

- Approx. 1.18 Acre Site (51,283 SF)
- Located in the Dodd Blvd & County Rd 50 area
- Strong commercial growth area
- Zoned C-3 (General Commercial District)
- Situated near Cub Foods along with a wide mix of retail and restaurants
- Dakota County PID# 22-62980-00-010
- 2026 RE Taxes: \$5,372
- Asking Price: \$440,000

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For more information,
please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

SUMMARY

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TRAFFIC COUNTS:

- 13,047 vpd on Dodd Blvd (CTY RD 9) @ Heritage Dr
- 17,111 vpd on Kenwood Trail (CTY RD 50) @ Dodd Blvd

Source: MNDOT 2025

- Near Heritage Commons Shopping Center, Lake Marion Elementary School & Lakeville North High School

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	7,807	38,889	108,638
Median HH Income	\$136,480	\$134,476	\$126,462
Avg. HH Income	\$154,403	\$162,813	\$154,231

Source: ESRI 2025

~Lakeville Population Growth = 11% since 2020

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AERIAL / SITE



Dakota County PID 22-62980-00-010
1.18 Acres
51,283 SF

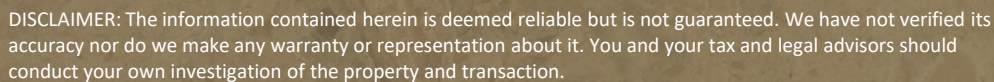


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AREA MAP

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let's get started!

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