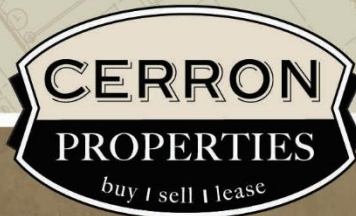


COMMERCIAL LAND

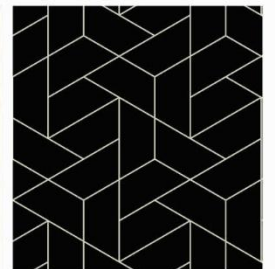
199XX IDEALIC AVE, LAKEVILLE, MN 55044



FOR SALE | COMMERCIAL LAND



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





COMMERCIAL LAND

199X IDEALIC AVENUE, LAKEVILLE, MN 55044

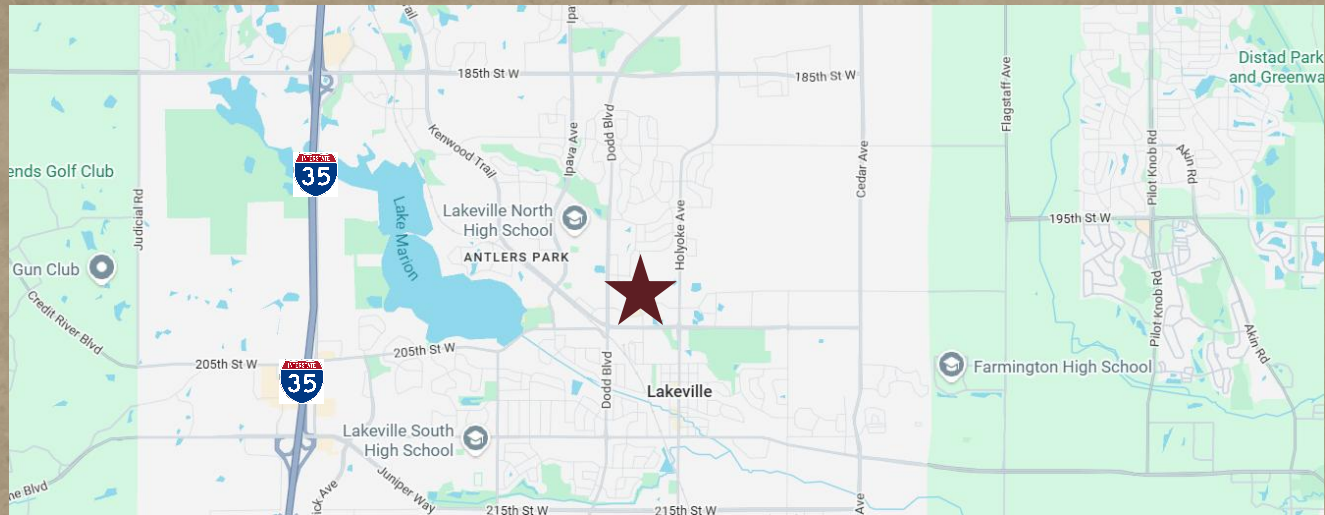
FOR SALE | COMMERCIAL LAND



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Lakeville, MN 55044
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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



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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



SUMMARY

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199X IDEALIC AVENUE, LAKEVILLE, MN 55044



TRAFFIC COUNTS:

- 13,047 vpd on Dodd Blvd @ Heritage Dr
- 17,111 vpd on Kenwood Trail @ Dodd Blvd

Source: MNDOT 2025

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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