



LAND FOR LEASE & SALE!



MEDINA LAND, PINTO DRIVE

3672 Pinto Drive, Medina MN 55340

18,110 SF

**COMMERCIAL
DEVELOPMENT
OPPORTUNITY**

Diane Signorelli

651-399-9728

diane@CEGspaces.com

Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

THE PROPERTY

Excellent location and fit for professional services, boutique fitness, specialty retail, or a local studio. Fantastic development opportunity.

- Lot size: 100.18'x181.14' (0.42 acres)
- Zoned Commercial Highway
- Compact footprint perfect for manageable targeted builds
- Positioned near specialized commercial developments that draw consistent affluent regional traffic
- Website: CEGspaces.com/medina-land



BASE RENT: NEGOTIABLE • EST. OP. EXP.: TBD
SALE PRICE: \$700,000 • TAXES: \$4,226

THE LOCATION

Commercial land located at the corner of Pinto Drive and Tower Drive, one block south of the signalized corner of Highway 55 and County Rd 115 (Pinto Drive). Easy access for customers and employees.

- Visible location in front of Caribou Coffee, a popular business with strong brand loyalty, and Burrito Corner, a local gem with high ratings
- Great visibility from the intersection of Hwy 55 (Olson Memorial Blvd), a heavily trafficked thoroughfare
- Medina population incomes and property values are above the metro median



THE POTENTIAL

