



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$5.75 - \$6.25 / SF
<b>LOT SIZE:</b>	7.82 Acres
<b>PRICE / ACRE:</b>	\$48,044
<b>APN:</b>	92.57044.0918

### PROPERTY OVERVIEW

Shovel ready lots in the heart of Central Minnesota's medical hub ranging from 1.5 acres up to a combined 7.82 acres. 5 lots available that can be combined or purchased separately, surrounded by many professional users. Convenient access to Highway 15 and County Road 120. This is a fast growing area with close proximity to CentraCare Plaza and many other staple amenities.



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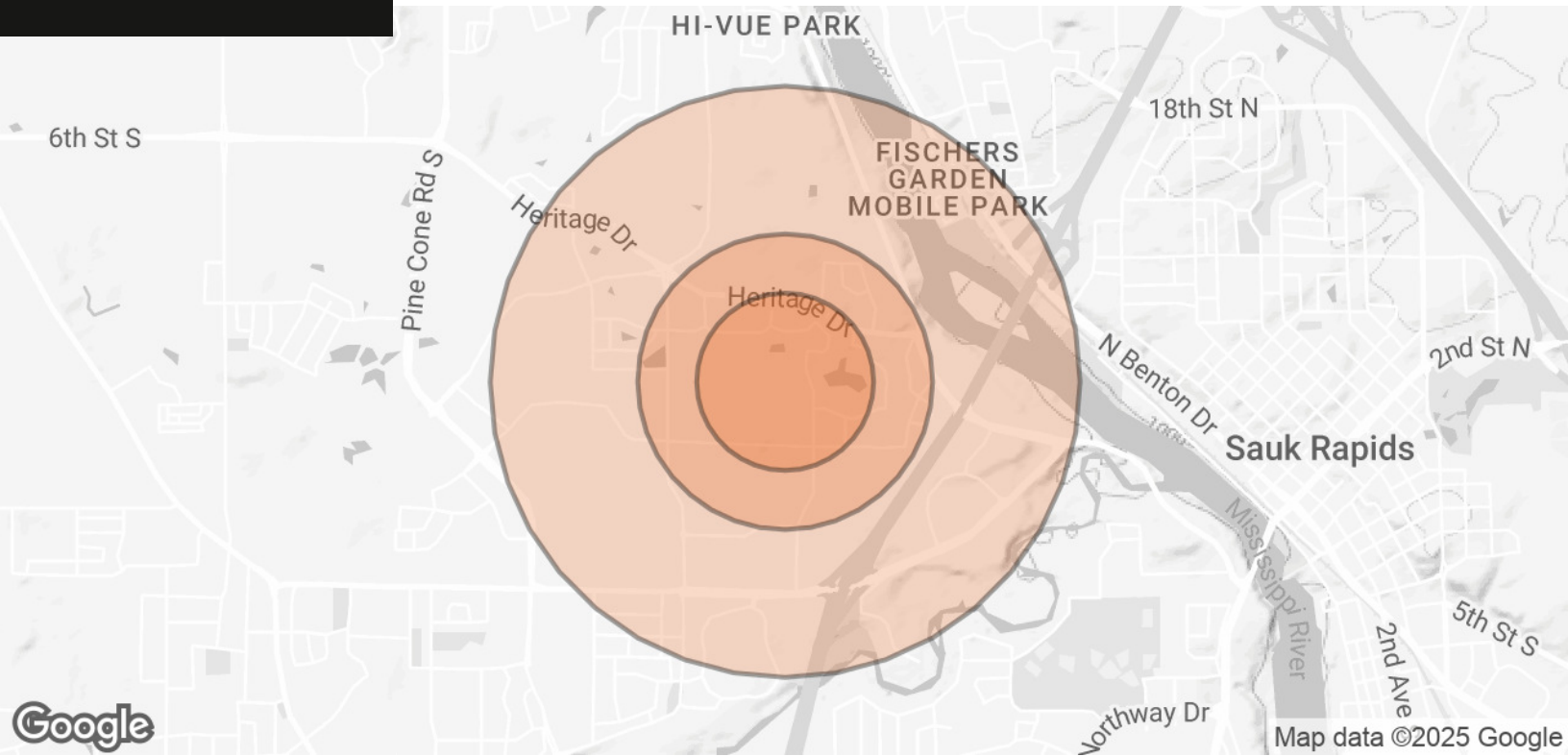
STATUS	ADDRESS	SIZE	PRICE
Available	1800 Campus Loop	2.22 Acres	\$5.75 / SF
Available	1801 Connecticut Ave	1.9 Acres	\$6.25 / SF
Available	1809 Connecticut Ave	2.3 Acres	\$6.25 / SF
Available	1804 Campus Loop	1.5 Acres	\$5.75 / SF
Available	1904 Campus Loop	2.13 Acres	\$6.25 / SF



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	490	1,067	3,628
AVERAGE AGE	36	36	37
AVERAGE AGE (MALE)	34	34	36
AVERAGE AGE (FEMALE)	38	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	205	439	1,493
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$72,841	\$76,031	\$80,164
AVERAGE HOUSE VALUE	\$290,455	\$277,815	\$271,301

Demographics data derived from AlphaMap



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