

# 54.5 Acres Commercial Land

7233 24th Avenue, Lino Lakes, MN



HOME

PROPERTY INFO

AERIALS

ZONING MAP

CITY WEBSITE



For more information, please contact:

**Luke Appert**  
Executive Director

+1 952 893 8238

luke.appert@cushwake.com

visit us at: [landmnwi.com](http://landmnwi.com)

**Jon Rausch, CCIM, SIOR**  
Executive Director

+1 952 893 8251

jon.rausch@cushwake.com

**Ben Drew**  
Associate

+1 952 837 8553

ben.drew@cushwake.com

**Cushman & Wakefield**  
3500 American Blvd W Ste 200

Bloomington, MN 55431

[cushmanwakefield.com](http://cushmanwakefield.com)

# 54.5 Acres Commercial Land

7233 24th Avenue, Lino Lakes, MN



HOME

PROPERTY INFO

AERIALS

ZONING MAP

CITY WEBSITE

## Property Information

- I-35E visibility
- Sewer and water located South of property
- Guided Commercial in 2040 Comp Plan
- Approximately 10 acres wetland

### Property Information

Lot Size	54.57 acres (approximately 45 upland acres)
PID #	13-31-22-44-0001
Zoning	Rural Business Reserve
Property Tax	\$3,563.46
2040 Land Use	Commercial



## Demographics

	1 Mile	3 Miles	5 Miles
Population	3,253	20,191	43,366
Households	1,302	7,224	14,824
Average HH Income	\$102,502	\$112,470	\$127,695
Daytime Population	1,072	3,870	10,258

## Traffic Counts

	Vehicles Per Day (VPD)
I-35E	42,000 VPD
24th Avenue N	6,800 VPD

# 54.5 Acres Commercial Land

7233 24th Avenue, Lino Lakes, MN



HOME

PROPERTY INFO

AERIALS

ZONING MAP

CITY WEBSITE



**Total Site**  
**54.6 Acres**

**Total Wetland Area**  
**9.6 Acres**

**Total Upland Area**  
**45.0 Acres**

42,000 vpd  
35E

6,600 vpd  
➤

24th Ave N

# 54.5 Acres Commercial Land

7233 24th Avenue, Lino Lakes, MN



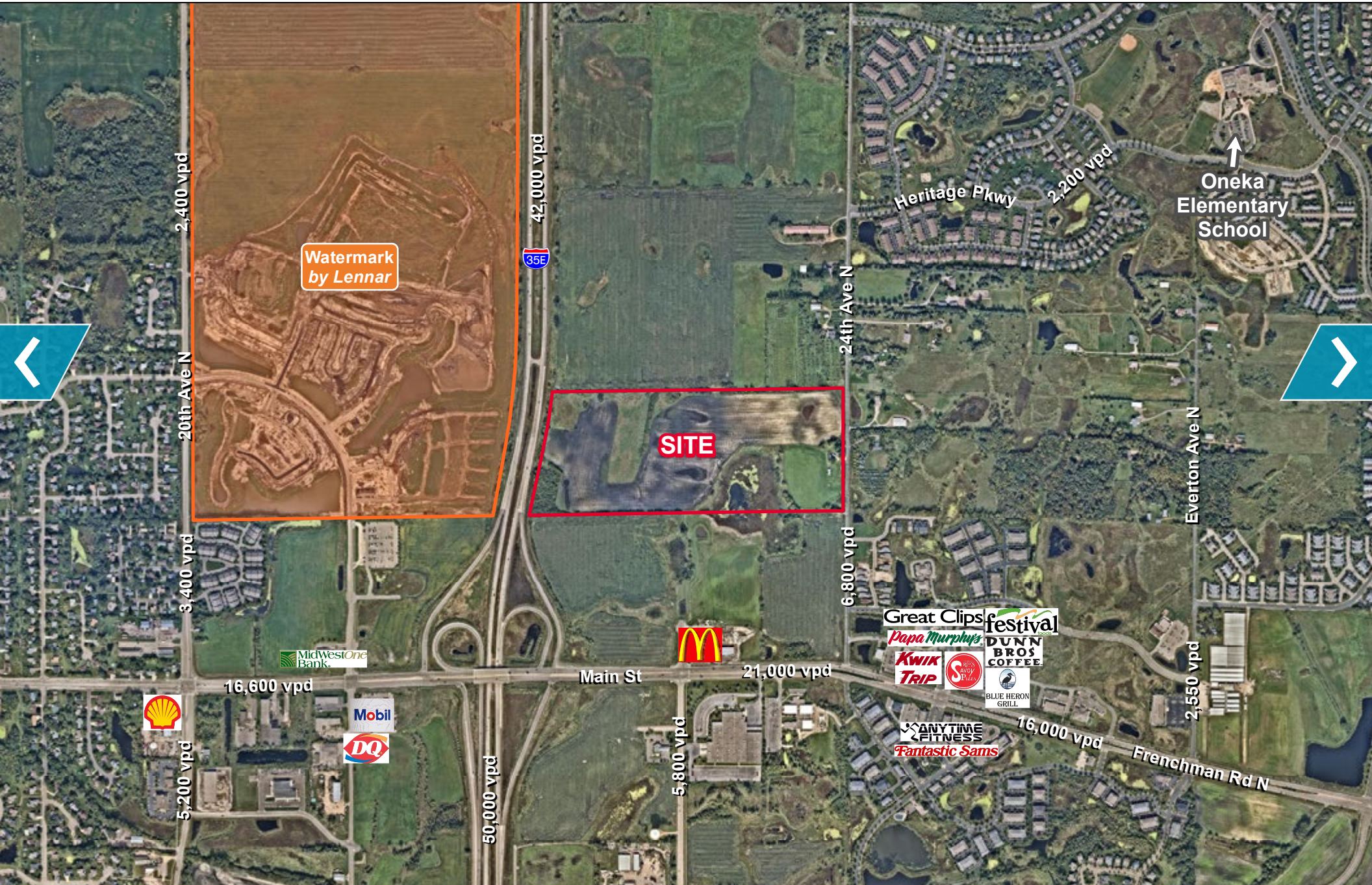
HOME

PROPERTY INFO

AERIALS

ZONING MAP

CITY WEBSITE



# 54.5 Acres Commercial Land

7233 24th Avenue, Lino Lakes, MN



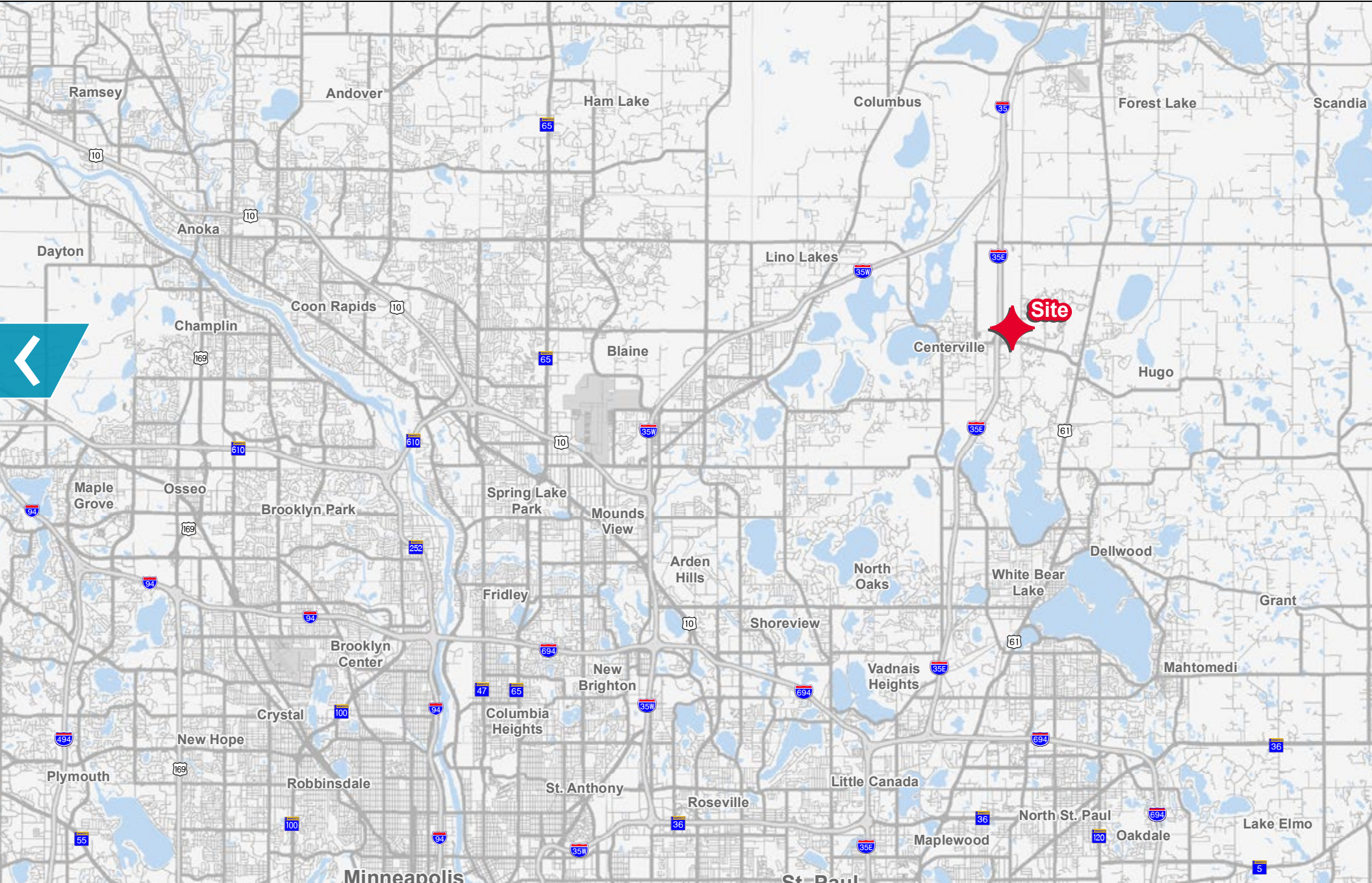
HOME

PROPERTY INFO

AERIALS

ZONING MAP

CITY WEBSITE



# 54.5 Acres Commercial Land

7233 24th Avenue, Lino Lakes, MN

HOME

PROPERTY INFO

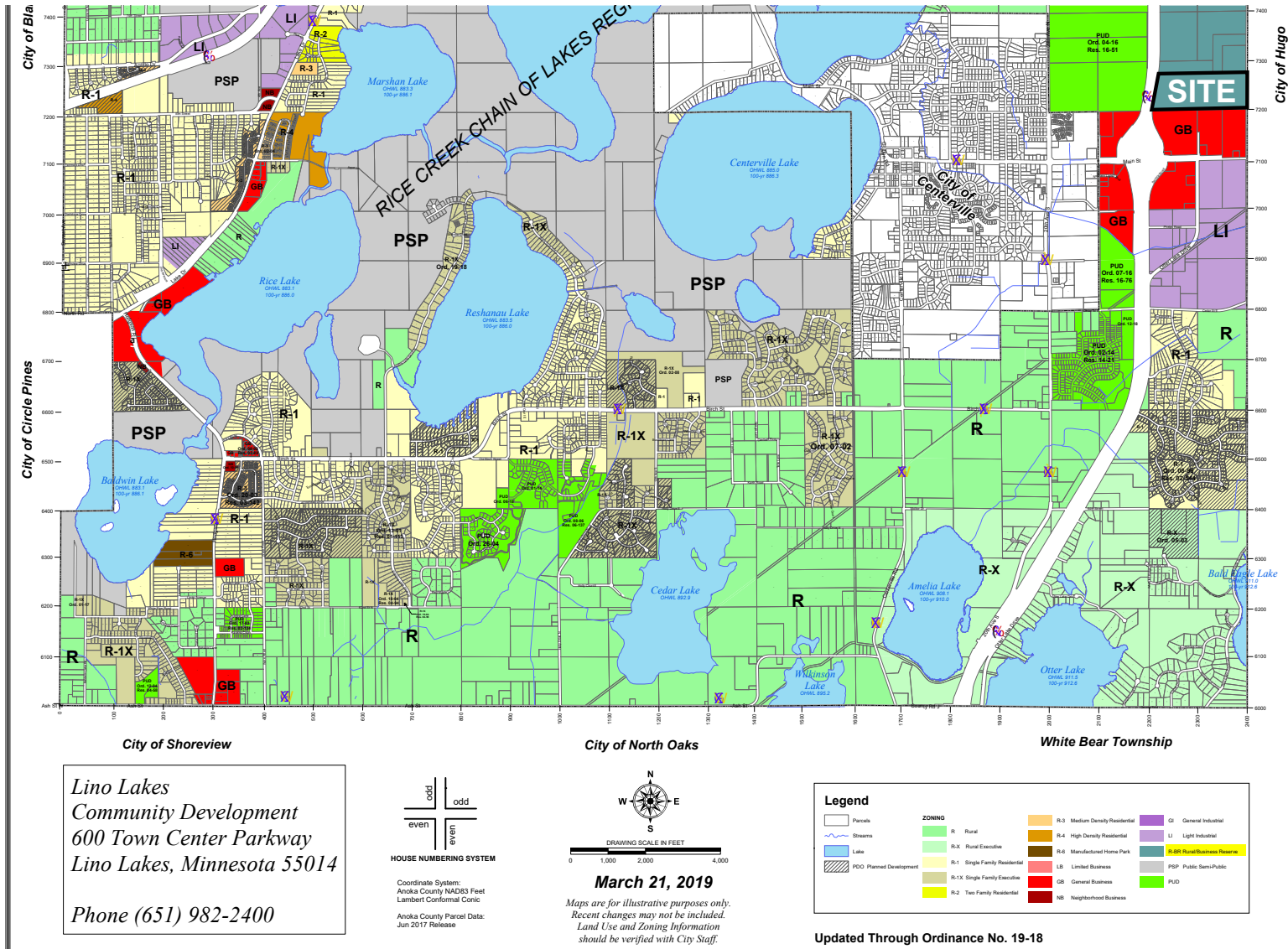
AERIALS

**ZONING MAP**

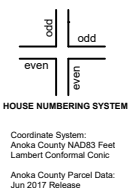
CITY WEBSITE

## Zoning Map

### Zoned Rural Business Reserve



Lino Lakes  
Community Development  
600 Town Center Parkway  
Lino Lakes, Minnesota 55014  
  
Phone (651) 982-2400



**Legend**

Parcels

Streams

Lake

PUD Planned Development

**ZONING**

R Rural

R-X Rural Executive

R-1 Single Family Residential

R-1X Single Family Executive

R-2 Two Family Residential

R-3 Medium Density Residential

R-4 High Density Residential

R-6 Manufactured Home Park

LB Limited Business

GB General Business

NB Neighborhood Business

GI General Industrial

LI Light Industrial

R-GB Rural Business Reserve

PSP Public Semi-Public

PUD

Updated Through Ordinance No. 19-18

[CLICK ON ZONING MAP FOR PRINTABLE IMAGE](#)

# 54.5 Acres Commercial Land

7233 24th Avenue, Lino Lakes, MN

HOME

PROPERTY INFO

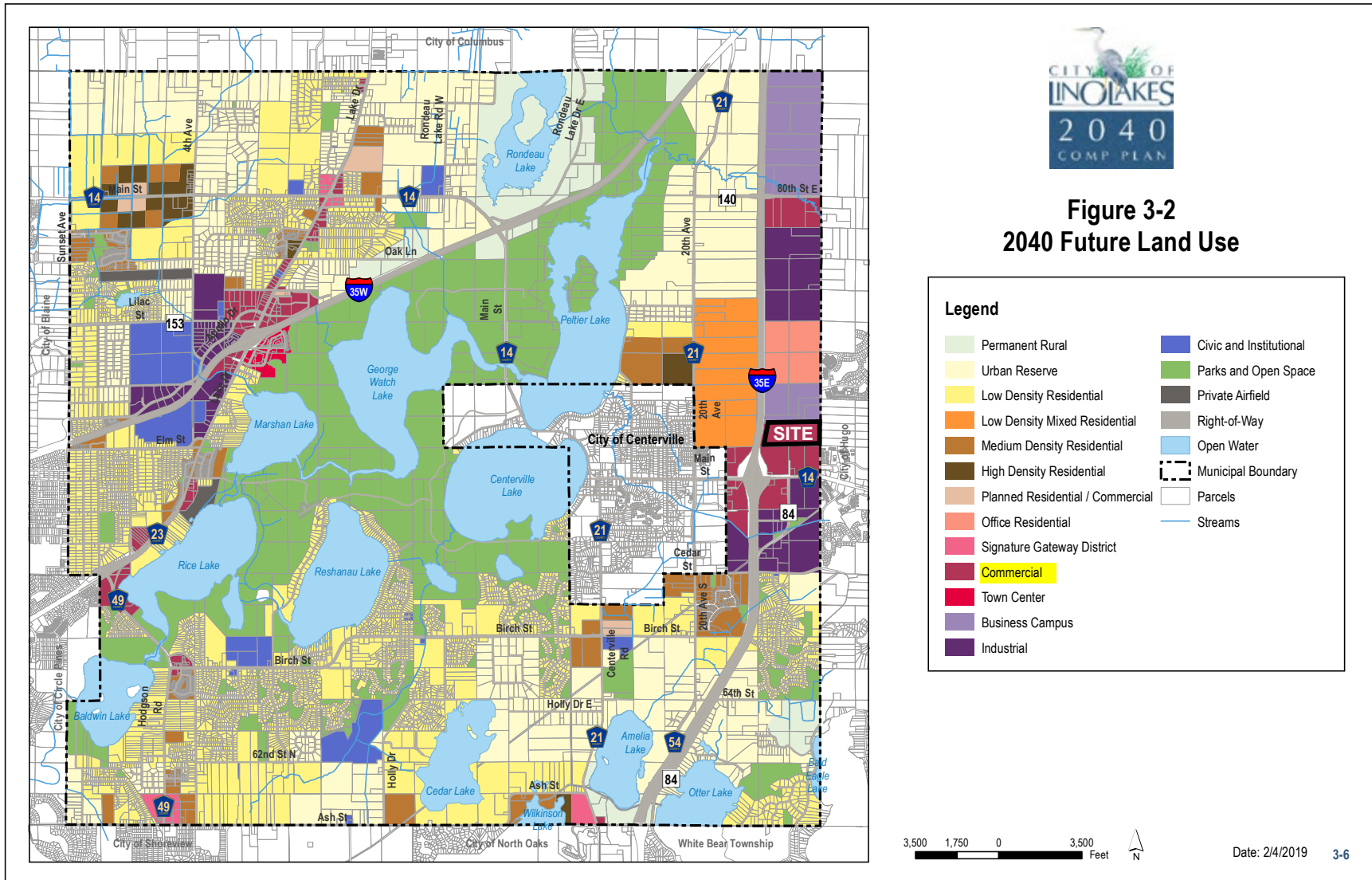
AERIALS

ZONING MAP

CITY WEBSITE

## 2040 Future Land Use

Commercial



CLICK ON MAP FOR PRINTABLE IMAGE