

LINO LAKES

FOR SALE

HUGO

SITE

Watermark
Lennar

NorBella
Senior Living
I-35E
Park & Ride

Centerville
Elementary

Minnoco
Hair Gallery

11,130 vpd

Main St

18,440 vpd

14
COUNTY

23,800 vpd

Main St

24th Ave N
3,883 vpd

4,074 vpd

CENTERVILLE

amazon

WISeguys
YARD & QUARRY
DIRECT

5,808 vpd

Mobil
FIESTA CANGUN
GRILL & BAK

1,409 vpd

35E

47,471 vpd

Otter Lake Rd

14,892 vpd

Frenchman Rd

ANYTIME FITNESS
GUYS 2 DOLLS
festival
Great Clips
DUNN BROS COFFEE
CORNERSTONE
WAGNERS
CORNERSTONE
KID'S ABILITIES
HEALTH PARTNERS
BLUE HERON
PAPA MURPHY'S
HEARTLAND
Kwik TRIP
Ideal
Park Dental
Campanelle
DUNKIN'
McDonald's
NEW HORIZON
HOTWORKS
TIDAL WAYS
CASH

Centerville Rd

Nadeau Acres

MAIN ST & 20TH AVE N

**4.62 COMMERCIAL ACRES
CENTERVILLE, MN**

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 **CUSHMAN &
WAKEFIELD**

MAIN ST & 20TH AVE N CENTERVILLE, MN

Property Highlights

- Great access and visibility to I-35E
- Flexible zoning in place
- Seller financing available
- New Amazon facility includes 600 daily employees
- Lennar Watermark development adjacent to the North, 800+ residential units and mix of product types

Property Information

PID #	24-31-22-22-0221
Calculated Acres	4.62
Zoning	B2 - Main Street Commercial
Future Use	B1 - Commercial
2024 Total Tax	\$25,616.12

TRAFFIC COUNTS

20th Avenue N - 5,591 vpd
Main St - 18,440 vpd



Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	4,860	23,592	52,158
Households	1,810	8,659	18,524
Average HH Income	\$166,157	\$153,699	\$155,874
Daytime Population	1,228	4,620	12,543

MAIN ST & 20TH AVE N CENTERVILLE, MN

AERIAL



MAIN ST & 20TH AVE N

CENTERVILLE, MN

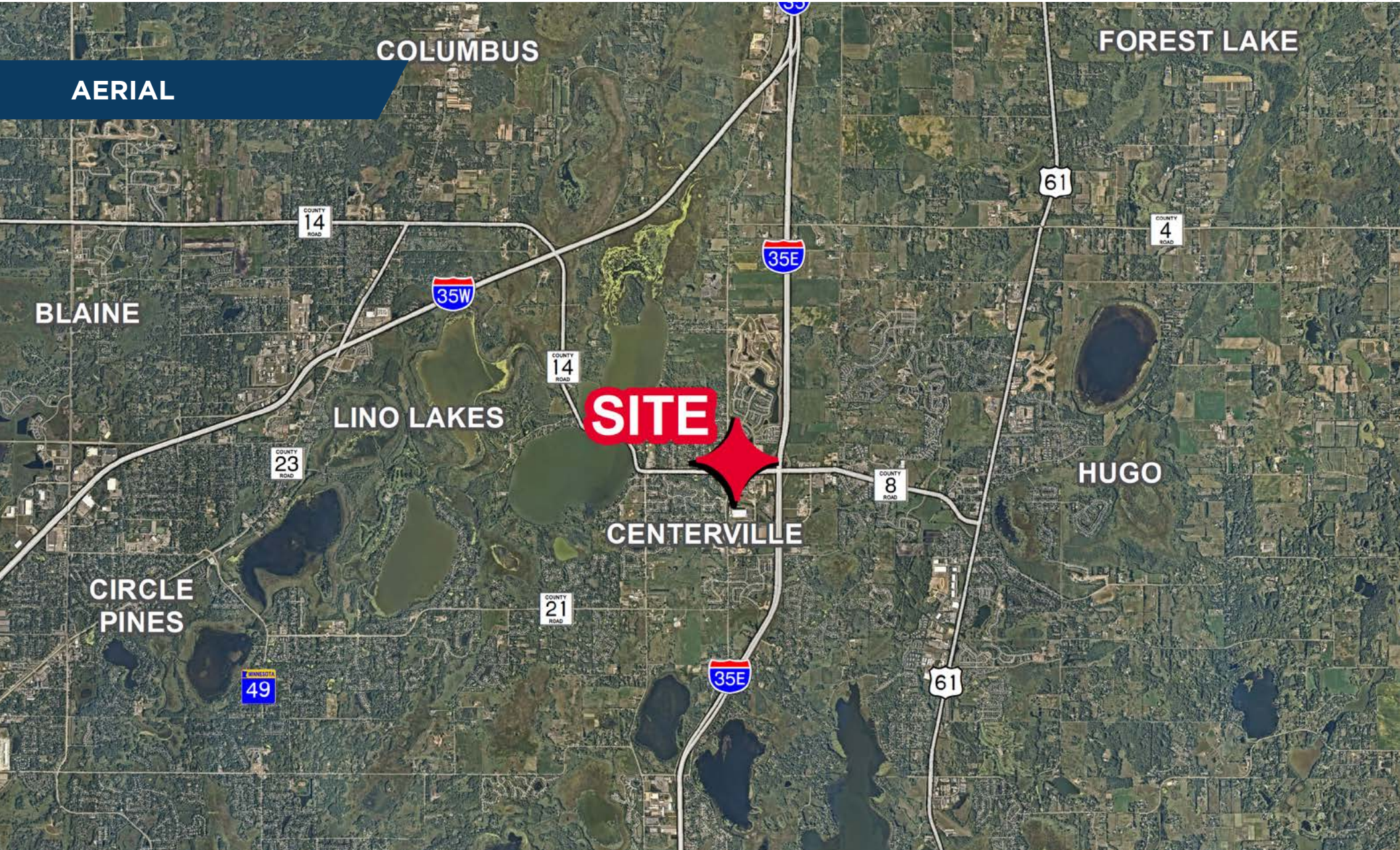
AERIAL



MAIN ST & 20TH AVE N

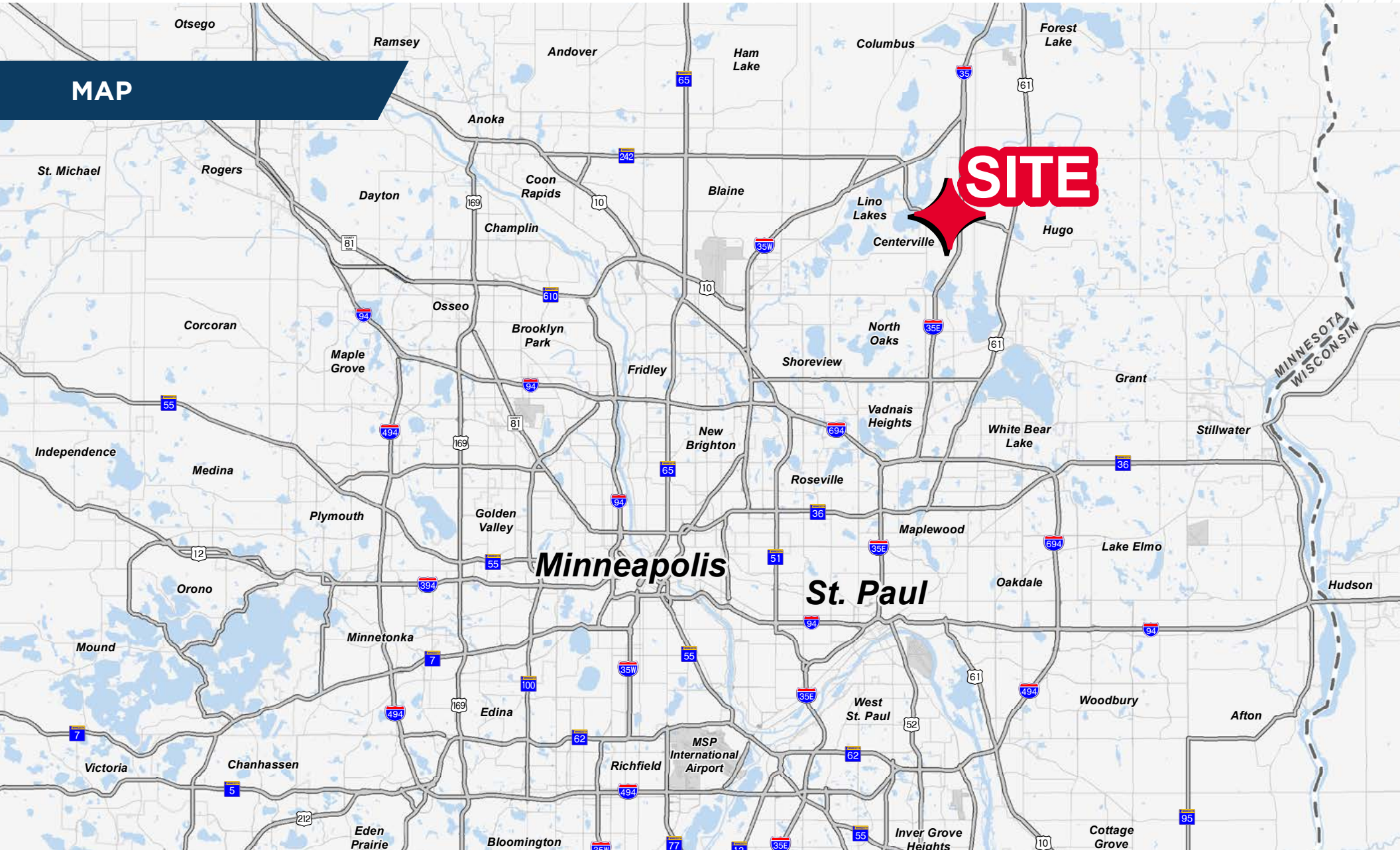
CENTERVILLE, MN

AERIAL



MAIN ST & 20TH AVE N CENTERVILLE, MN


MAP



MAIN ST & 20TH AVE N CENTERVILLE, MN

SITE PLAN



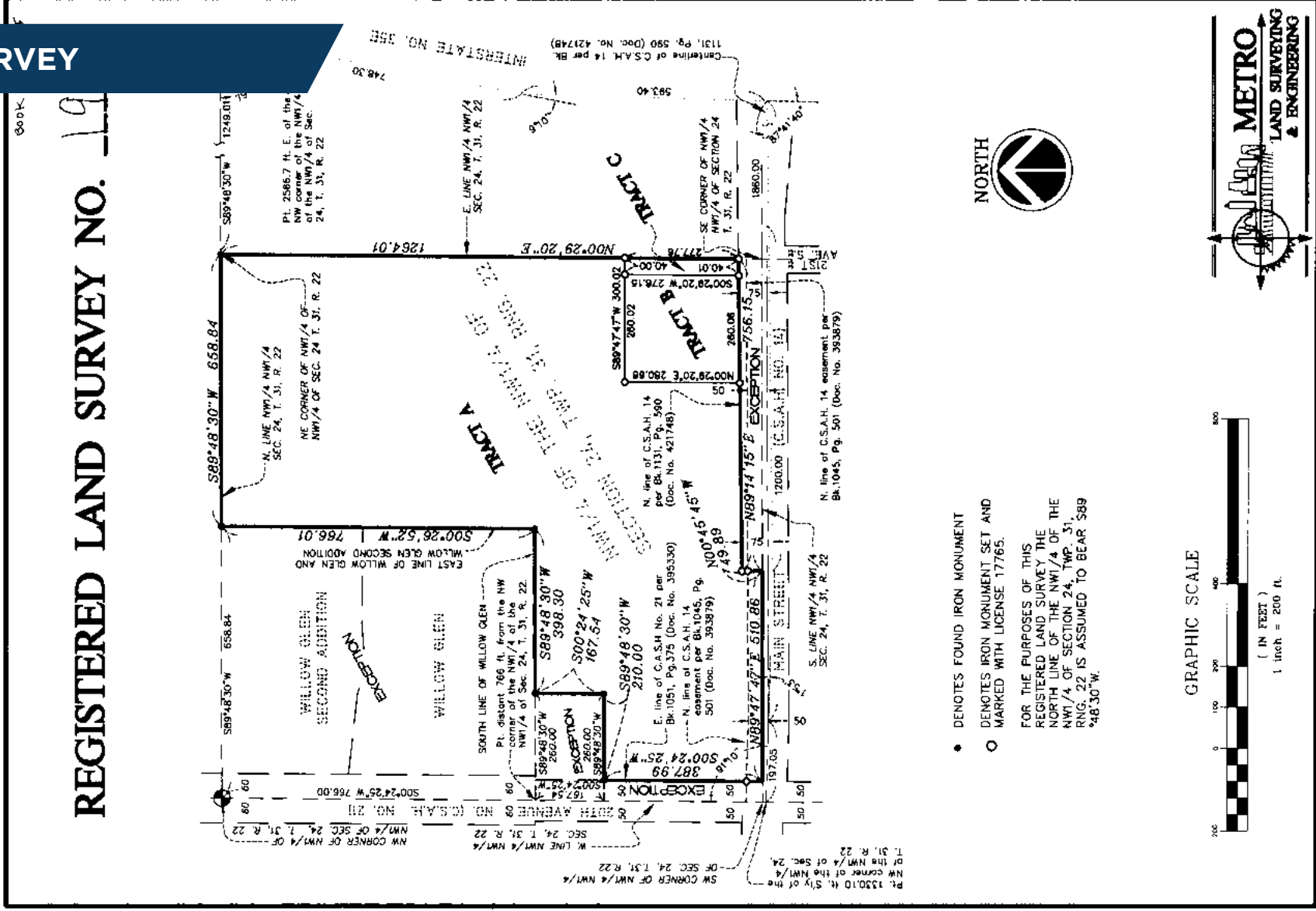
											
<p>CONCEPT PLAN C</p> <p>CENTERVILLE MIXED USE Centerville, Minnesota</p>											
<p>REHBEIN 7625 24th Avenue N Hugo, MN 55038</p>											
<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											
<p>NOTES</p>											
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MAIN ST & 20TH AVE N CENTERVILLE, MN

SURVEY

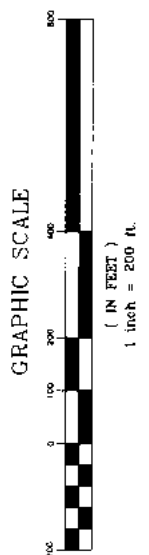
OFFICIAL PLAY

REGISTERED LAND SURVEY NO. 19



- DENOTES FOUND IRON MONUMENT
- DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE 17765.

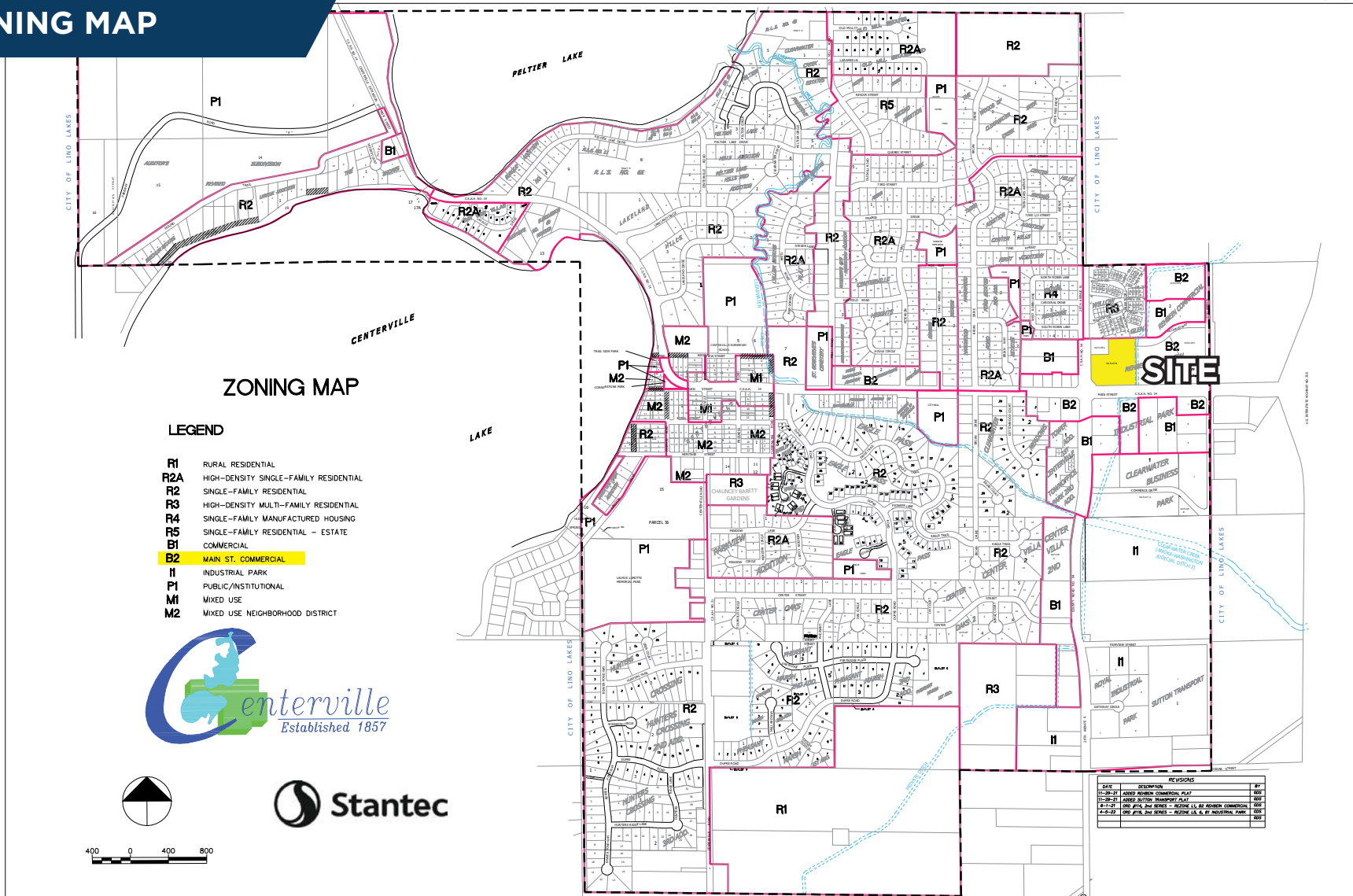
FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY THE NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TWP. 31, R. 22 IS ASSUMED TO BEAR $S89^{\circ}48'30''W$.

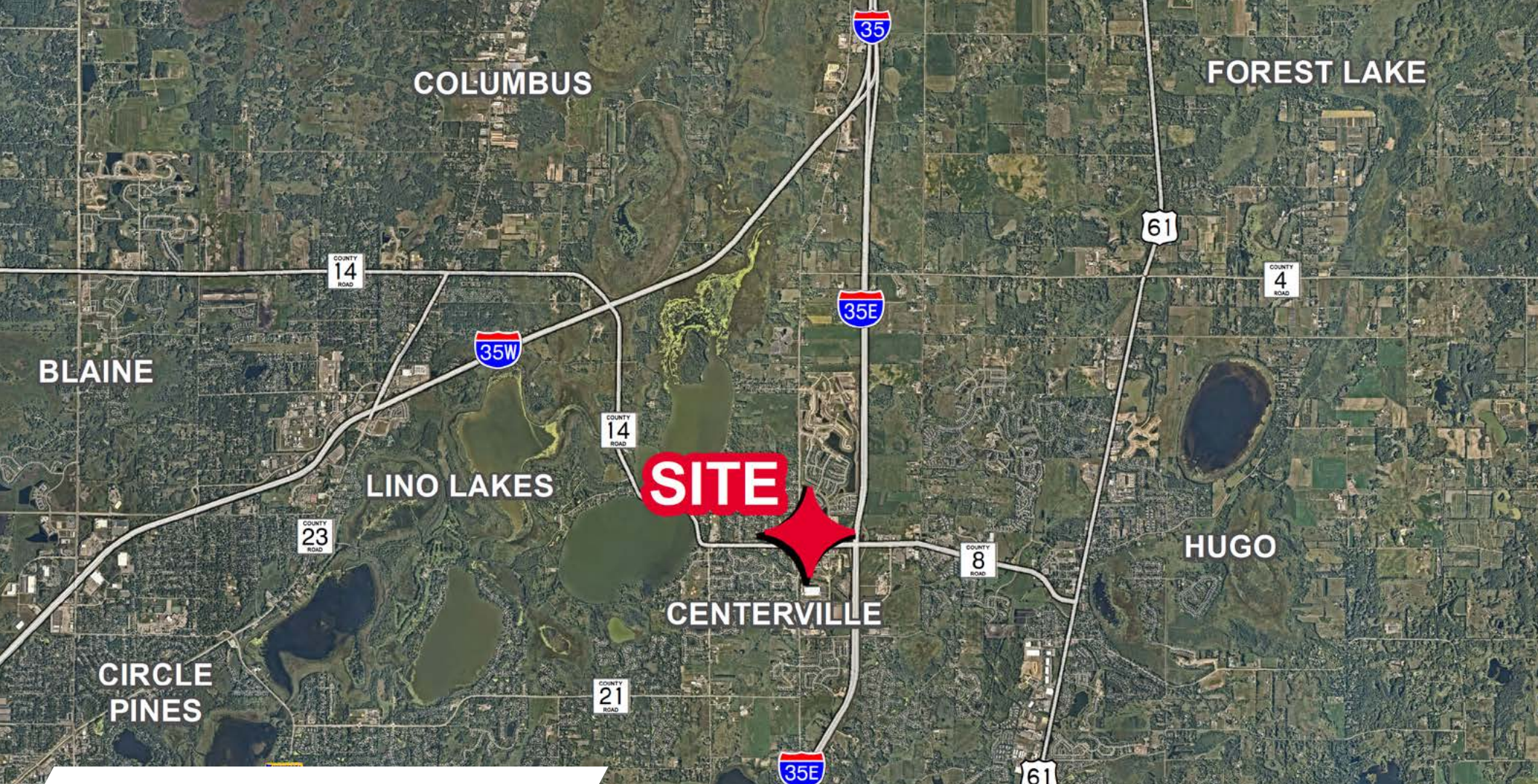


SHEET 2 OF 2 SHEETS

MAIN ST & 20TH AVE N CENTERVILLE, MN

ZONING MAP





SITE

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