



Watermark  
by Lennar

LINO LAKES

Minnoco  
Cotton's  
LIQUOR MARKET

11,130 vpd

Main St

Kwik Trip  
MidWestOne Bank

18,440 vpd

I-35E  
Park & Ride

1,949 vpd

14

23,800 vpd

Campanelle  
DUNKIN'  
McDonald's  
Jersey Mike's

Main St

Associated  
Park Dental  
Kwik Trip

festival  
DUNN BROS COFFEE

Great Clips  
Papa Murphy's  
HEARTLAND CREDIT UNION  
BLUE HERON GRILL

HealthPartners  
New Horizon Academy  
LAKE AREA B... Friends Serving Neighbors Since...

ANYTIME FITNESS  
GUY'S & DOLLS  
NEW HORIZON ACADEMY  
LAKE AREA B... Friends Serving Neighbors Since...

16,600 vpd

Shell

CIRCLE K

WISEGUYS  
PIZZA & PUB

YARD & QUARRY DIRECT

5,808 vpd

Mobil  
FIESTA CANCUN GRILL & BAR

DQ

21st Ave S

35E

47,471 vpd

Otter Lake Rd

CENTERVILLE

CVSS  
CENTERVILLE LEGAL SERVICE  
**SITE**

amazon

DISTRIBUTION ALTERNATIVES

HUGO

20TH AVE S & CENTER ST

# 3 ACRE COMMERCIAL SITE CENTERVILLE, MN 55038

**BEN DREW**  
Senior Associate  
+1 952 210 4637  
ben.drew@cushwake.com

**JON RAUSCH, CCIM, SIOR**  
Executive Director  
+1 612 685 8288  
jon.rausch@cushwake.com



# 20TH AVE S & CENTER ST CENTERVILLE, MN 55038

## Property Highlights

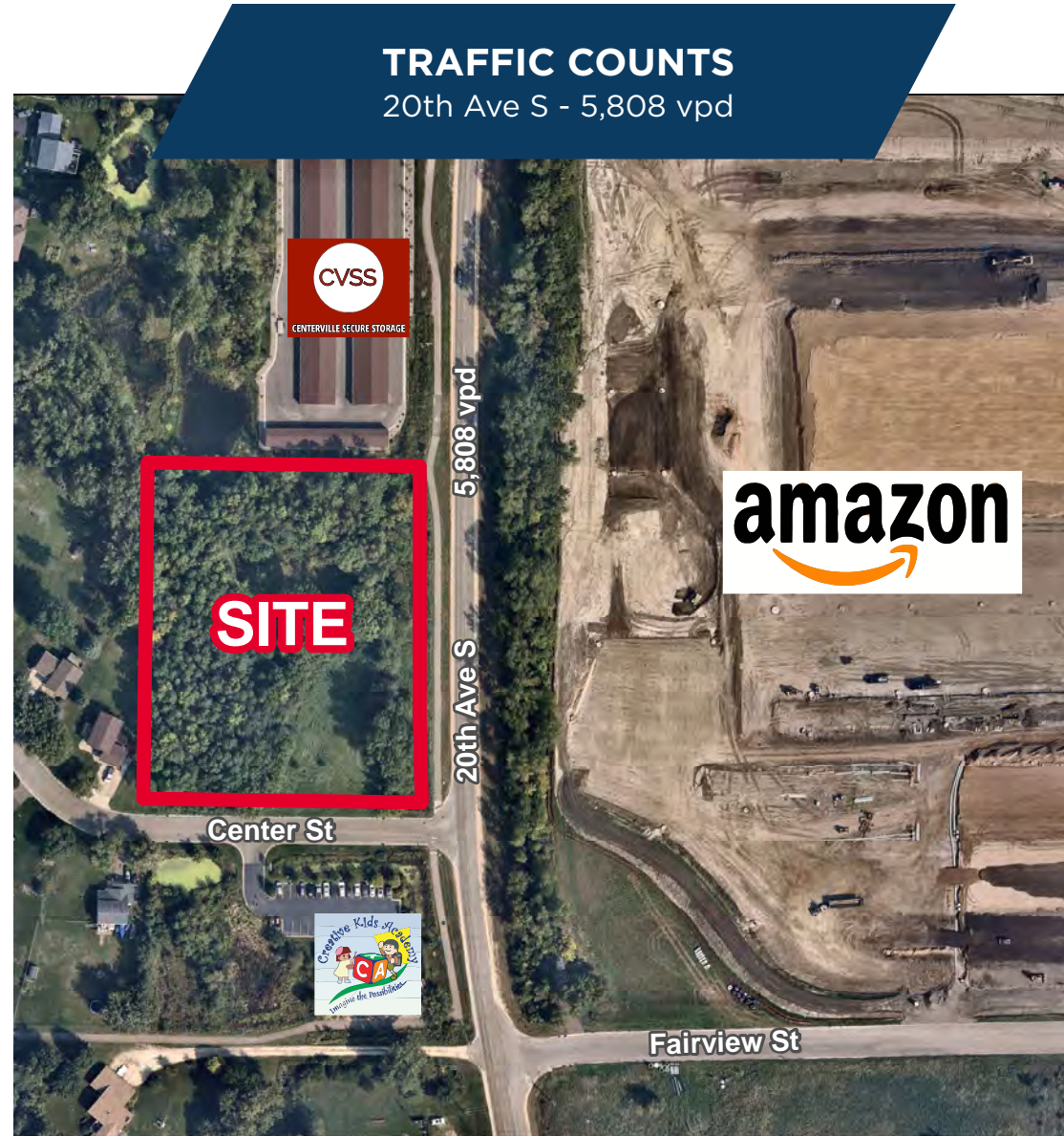
- Sewer and water available
- Zoned for commercial uses
- 1/2 mile south of Lennar's Watermark development
- Across 20th Avenue from new Amazon facility

## Property Information

PID #	23-31-22-41-0007
Acreage	2.81
Zoning	B1 - Commercial
2040 Land Use	Commercial
Tax	\$6,038.60

## Demographics (2022)

	1 Mile	3 Miles	5 Miles
Population	4,679	24,295	55,956
Households	1,603	9,045	20,066
Average HH Income	\$152,267	\$149,076	\$147,568
Daytime Population	1,128	5,061	13,545



# 20TH AVE S & CENTER ST CENTERVILLE, MN 55038

AERIAL



**SITE**



20th Ave S 5,808 vpd

Center St

Fairview St

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AERIAL

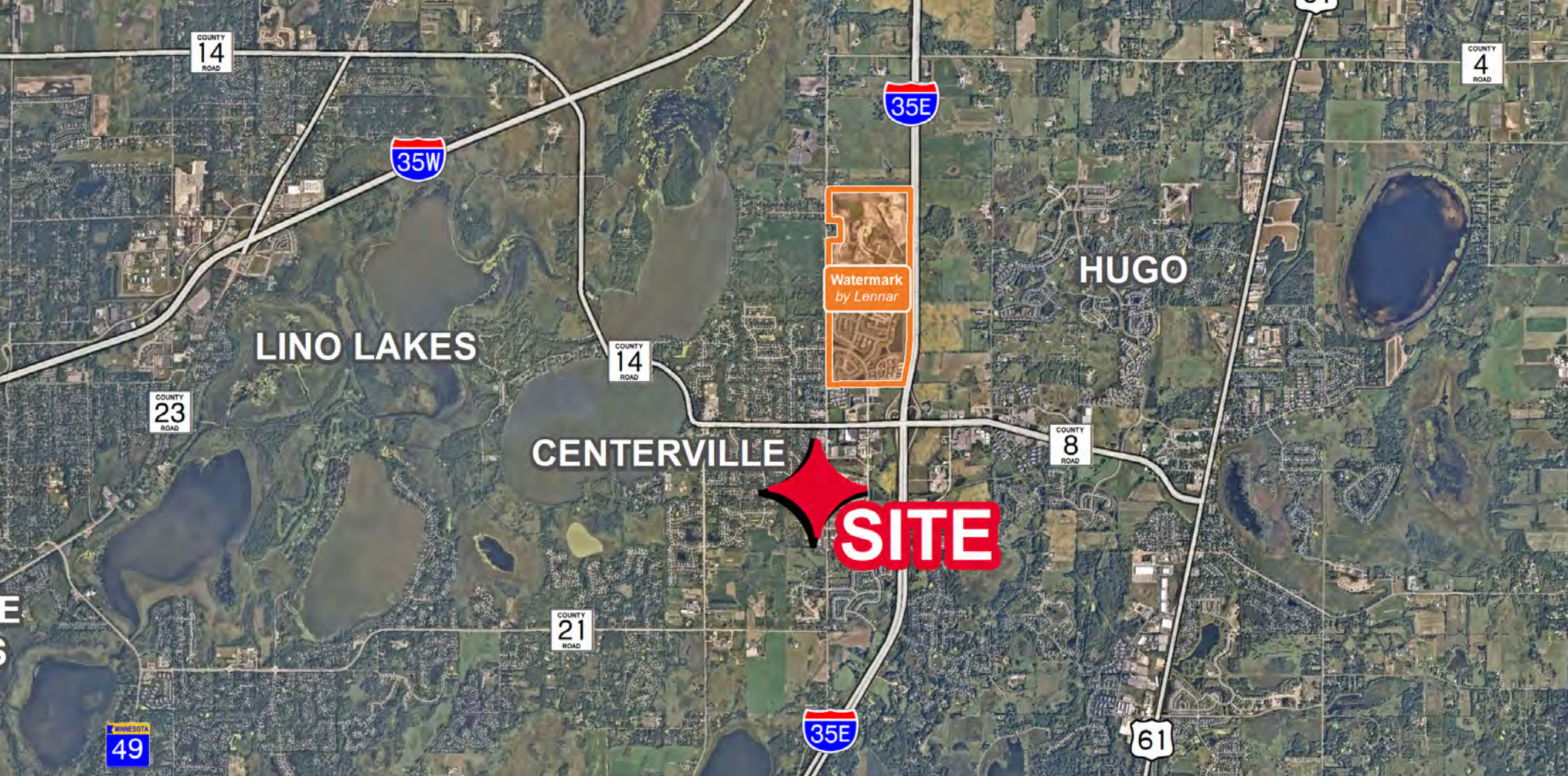


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AERIAL







**FOR MORE INFORMATION, CONTACT:**

**BEN DREW**  
Senior Associate  
+1 952 210 4637  
ben.drew@cushwake.com

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Executive Director  
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jon.rausch@cushwake.com

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