

LINO LAKES

FOR SALE

HUGO

SITE

Watermark
Lennar

NorBella Senior Living
I-35E Park & Ride

Centerville Elementary

11,130 vpd

4,074 vpd

Centerville Rd

20th Ave N
5,591 vpd

41,245 vpd

24th Ave N
3,883 vpd

Main St

18,440 vpd

23,800 vpd

Main St

14,892 vpd

Frenchman Rd

CENTERVILLE

amazon

20th Ave S
5,808 vpd

21st Ave S
1,409 vpd

47,471 vpd

Otter Lake Rd

Nadeau Acres

2030 MICHAUD WAY

2.28 COMMERCIAL ACRES

CENTERVILLE, MN

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2030 MICHAUD WAY 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 #	24-31-22-22-0222
Calculated Acres	2.28
Zoning	B2 - Main Street Commercial
Future Use	B1 - Commercial
2024 Total Tax	\$8,222.40



Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	3,891	24,129	50,683
Households	1,488	8,871	18,019
Average HH Income	\$162,061	\$151,249	\$156,201
Daytime Population	993	4,831	12,731

2030 MICHAUD WAY CENTERVILLE, MN

Watermark
Lennar

AERIAL



20th Ave N

5,591 vpd

21st Ave N

1,949 vpd

NorBella
Senior Living

I-35E
Park &
Ride

**KWIK
TRIP**

MidWestOne
Bank

SITE

Main St

18,440 vpd

41,245 vpd

35E

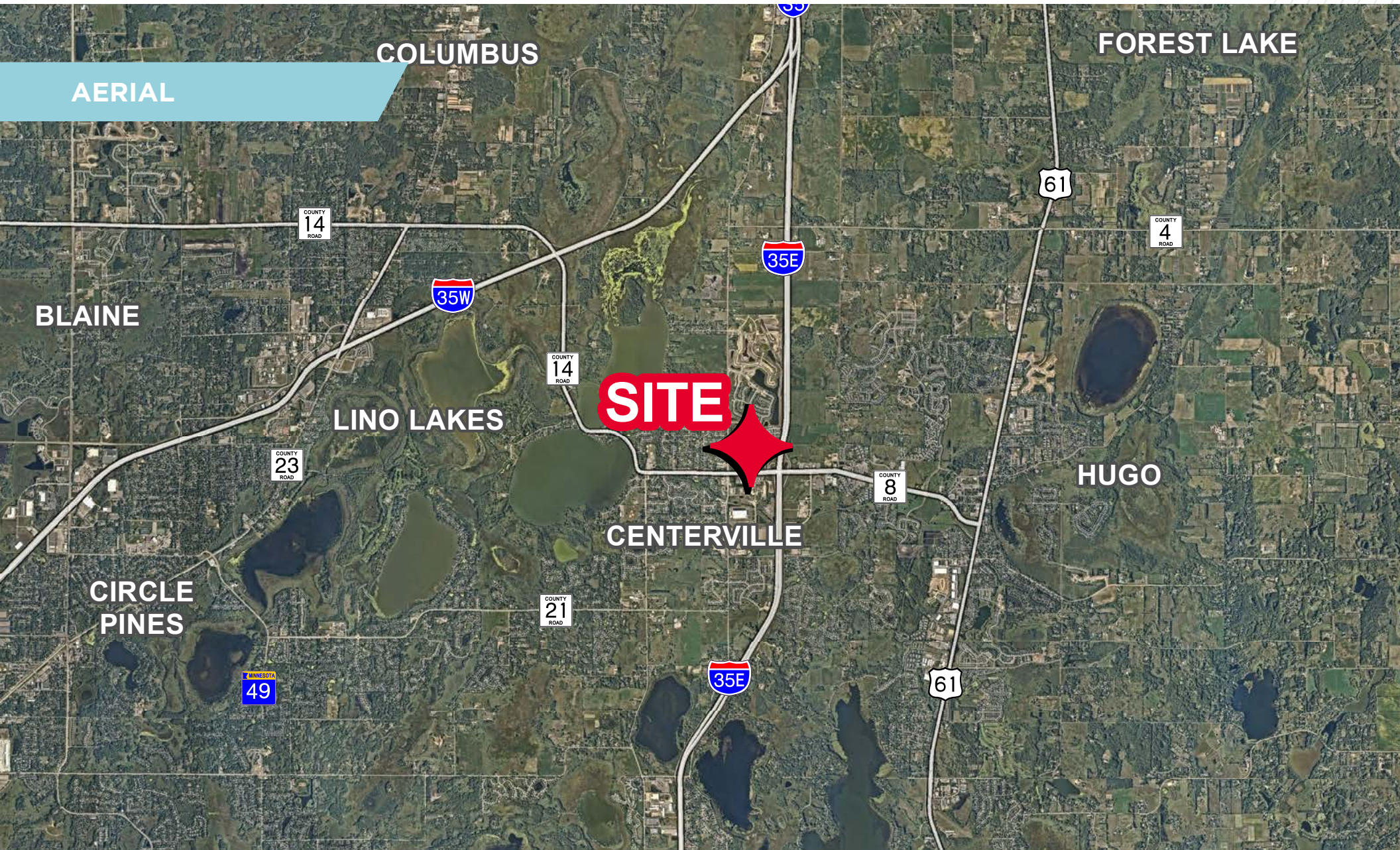
14
COUNTY

FIESTA CANCUN
GRILL & BAR

Mobil

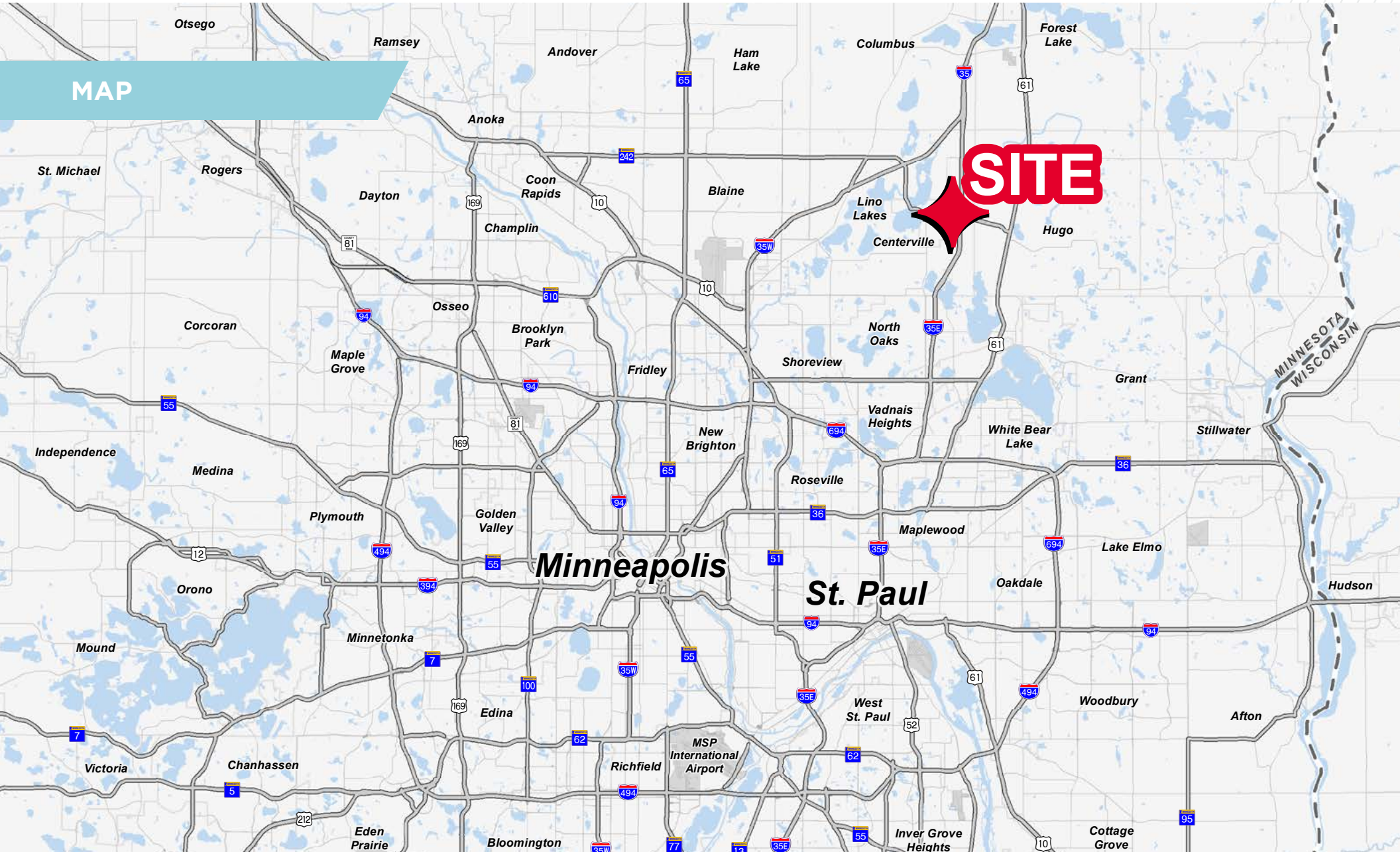
2030 MICHAUD WAY CENTERVILLE, MN

AERIAL



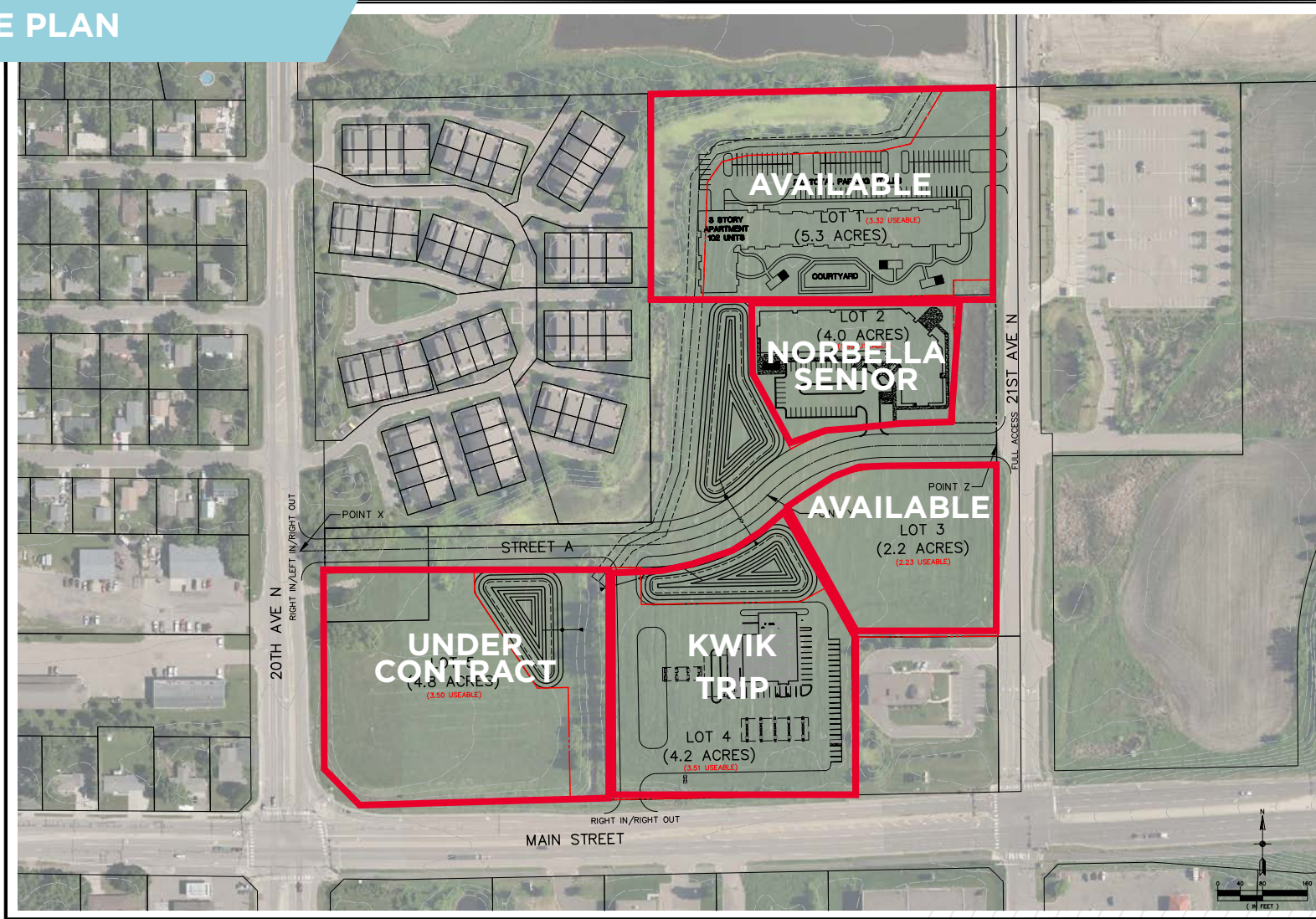
2030 MICHAUD WAY CENTERVILLE, MN


MAP



2030 MICHAUD WAY CENTERVILLE, MN

SITE PLAN



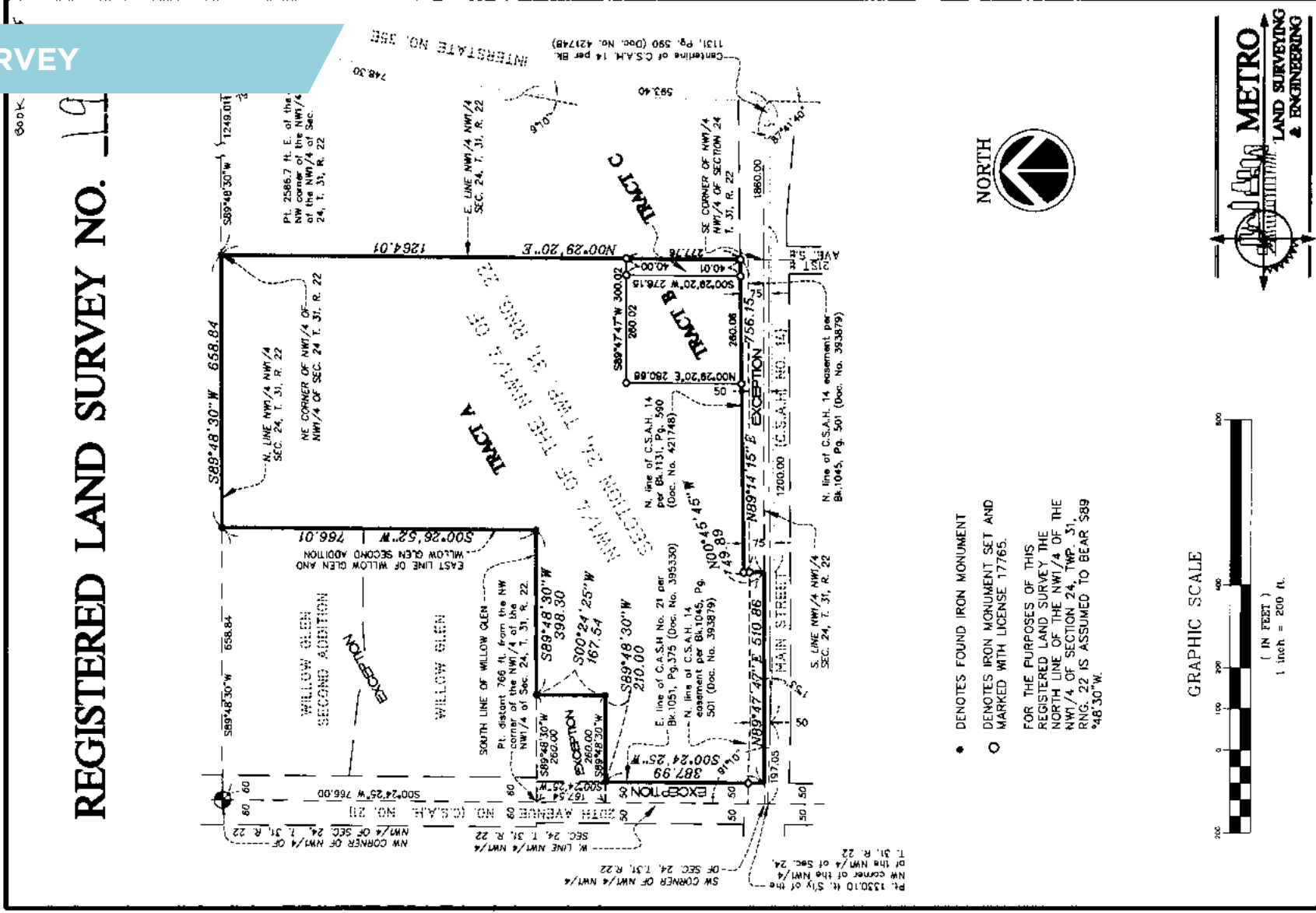
									
<p>CONCEPT PLAN C</p> <p>CENTERVILLE MIXED USE Centerville, Minnesota</p>									
<p>REHBEIN 7625 24th Avenue N Hugo, MN 55038</p>									
<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									
<p>NOTES</p>									
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2030 MICHAUD WAY CENTERVILLE, MN

SURVEY

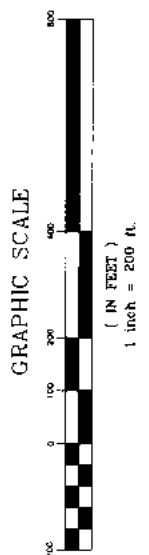
OFFICIAL PLAY

REGISTERED LAND SURVEY NO. 19



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

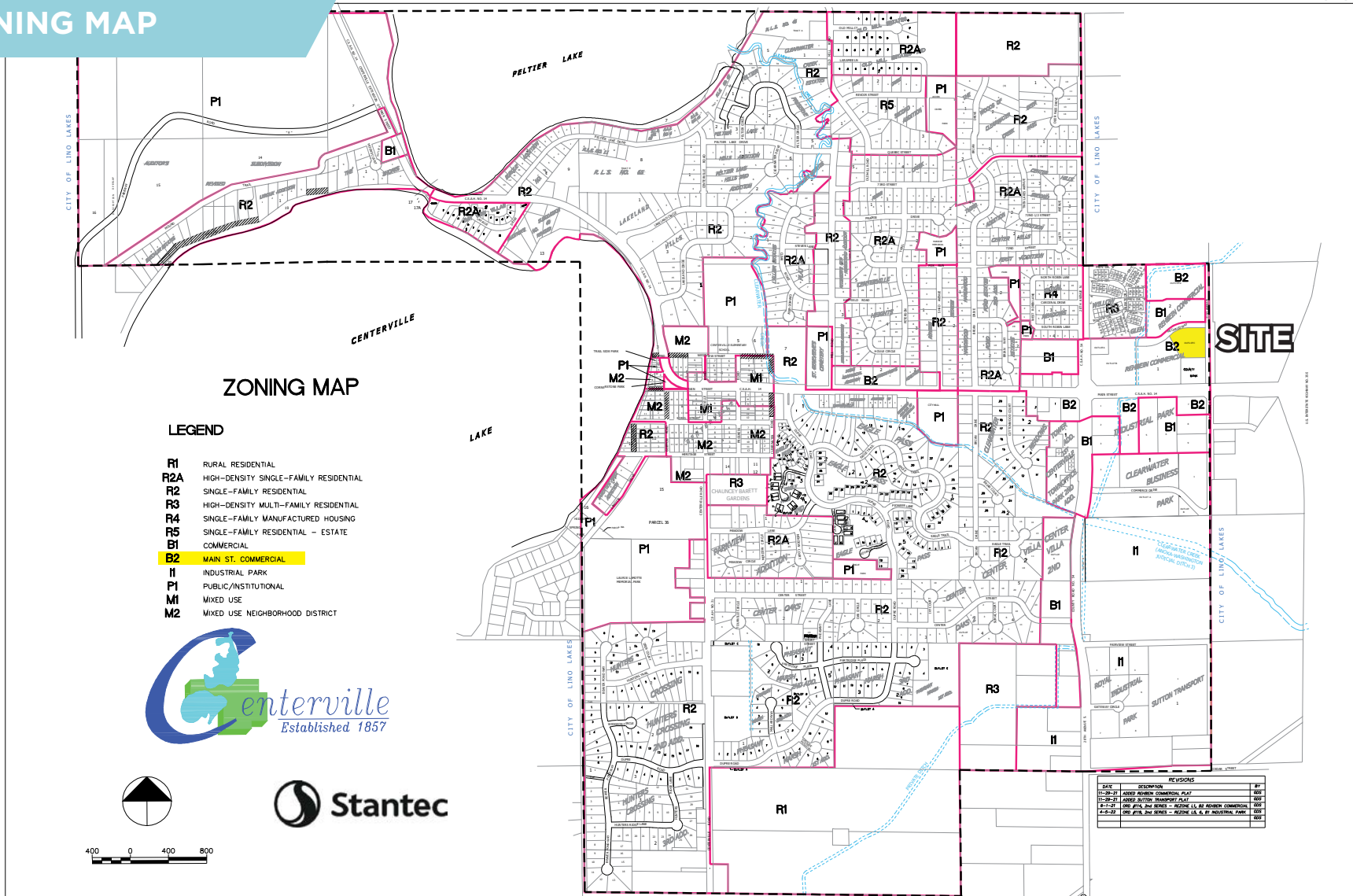
FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY THE NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TWP. 31, R. 22 IS ASSUMED TO BEAR S89°48'30"W.

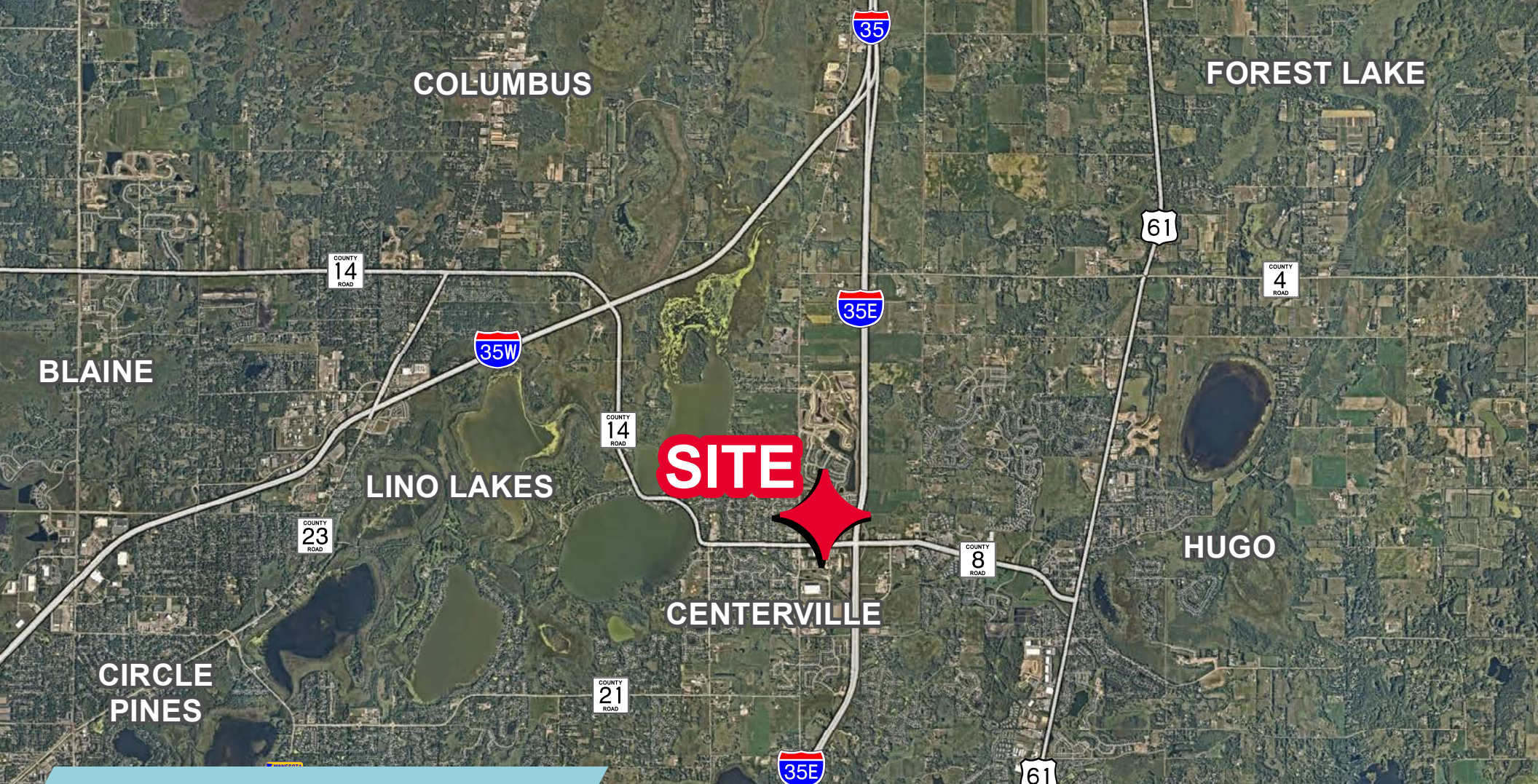


SHEET 2 OF 2 SHEETS

2030 MICHAUD WAY CENTERVILLE, MN

ZONING MAP





COLUMBUS

FOREST LAKE

BLAINE

LINO LAKES

SITE

HUGO

CENTERVILLE

CIRCLE PINES

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