



FOR SALE

10 COMMERCIAL ACRES

20600 KENRICK AVE
LAKEVILLE, MN

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Property Highlights

- Easy I-35 access via Kenrick Ave & CR-70
- Sewer and water to the site
- Site is divisible
- Guided for commercial land use

PROPERTY INFORMATION

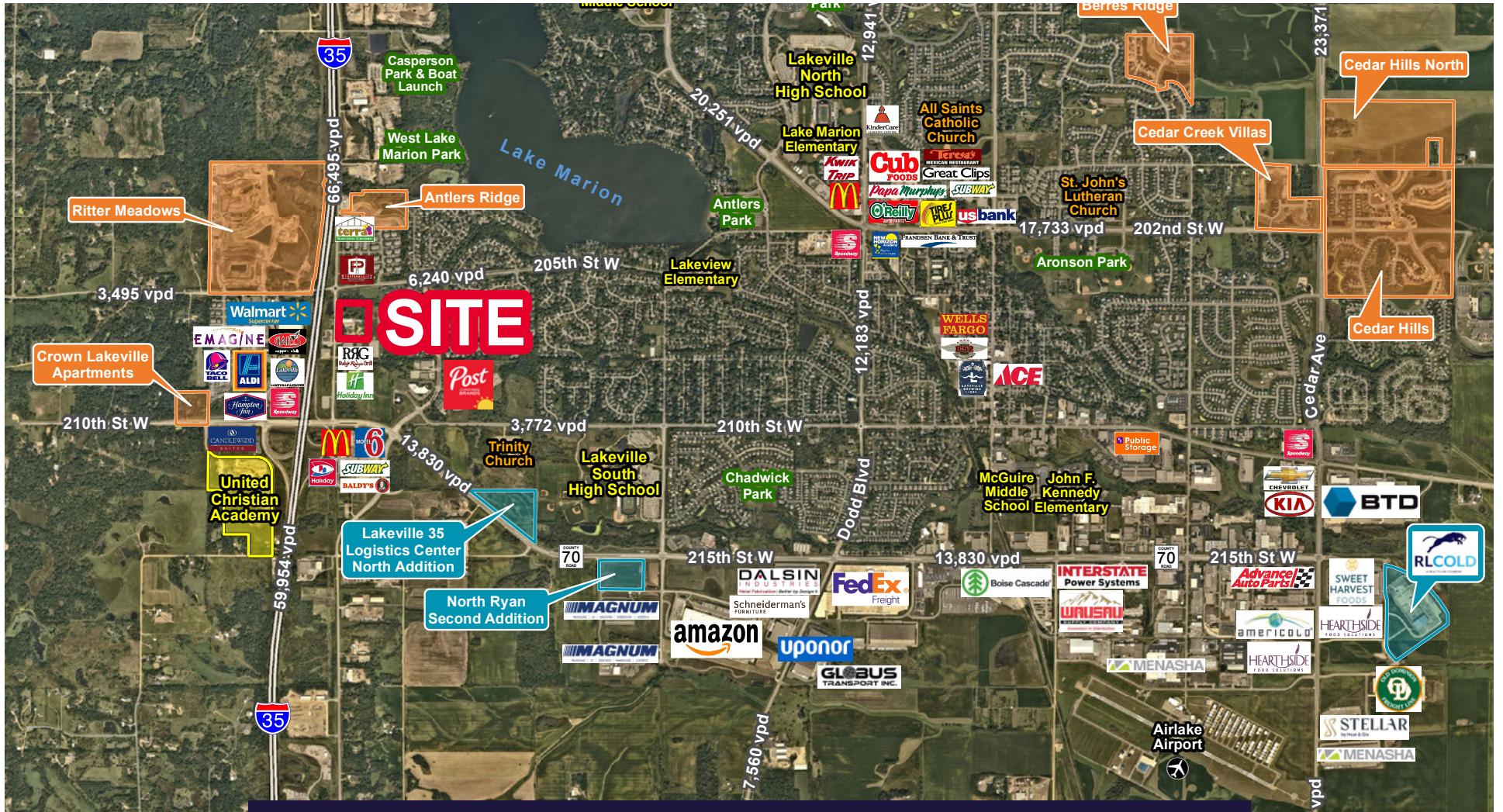
PID #	22-02500-51-010
Gross Acres	10
Zoning	C-3 General Commercial District
2040 Land Use	Commercial (included in Transit Development Target Area)

Commercial Land Use Anticipated Uses: General retail, service, or office business with community or regional market areas.

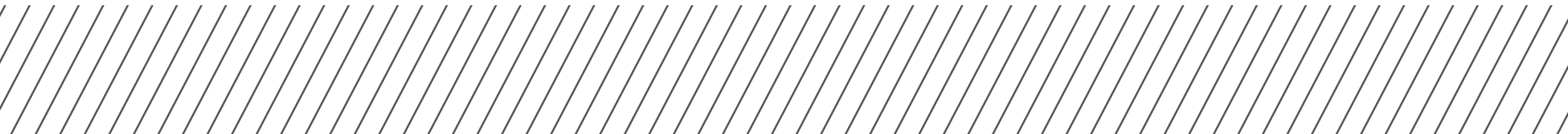
DEMOGRAPHICS (2024)

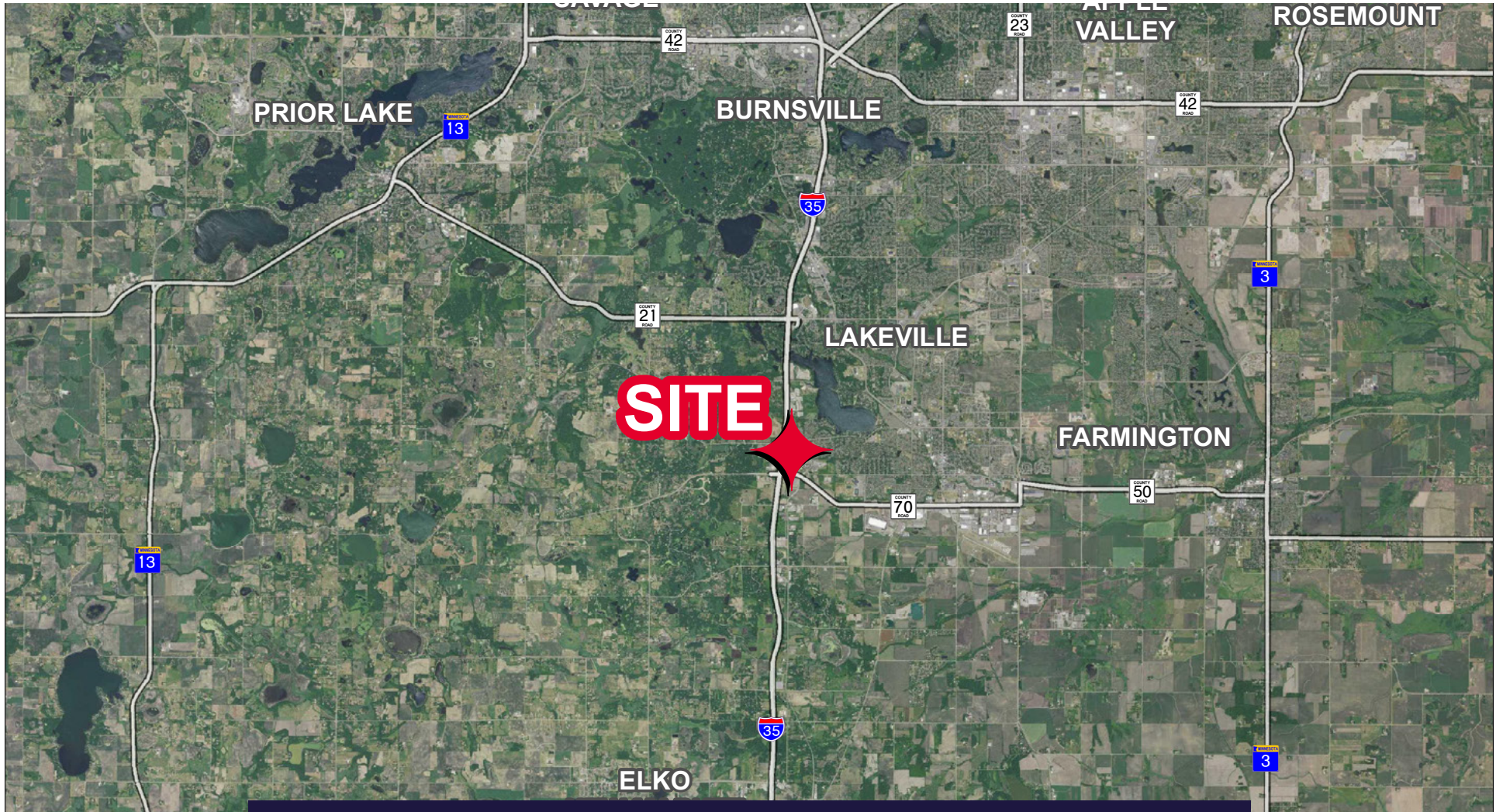
	1 Mile	3 Miles	5 Miles
Population	2,859	25,541	61,595
Households	995	8,800	21,214
Average HH Income	\$196,140	\$173,831	\$168,210
Daytime Population	2,018	11,155	21,001



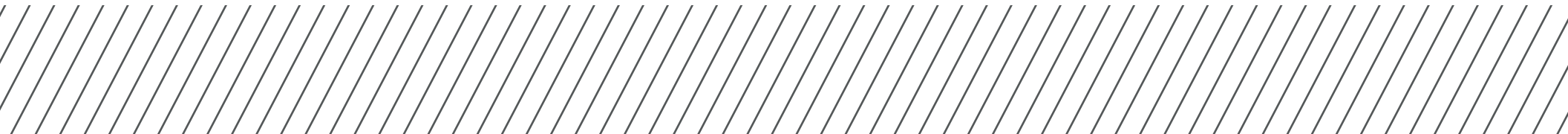


Property Aerial

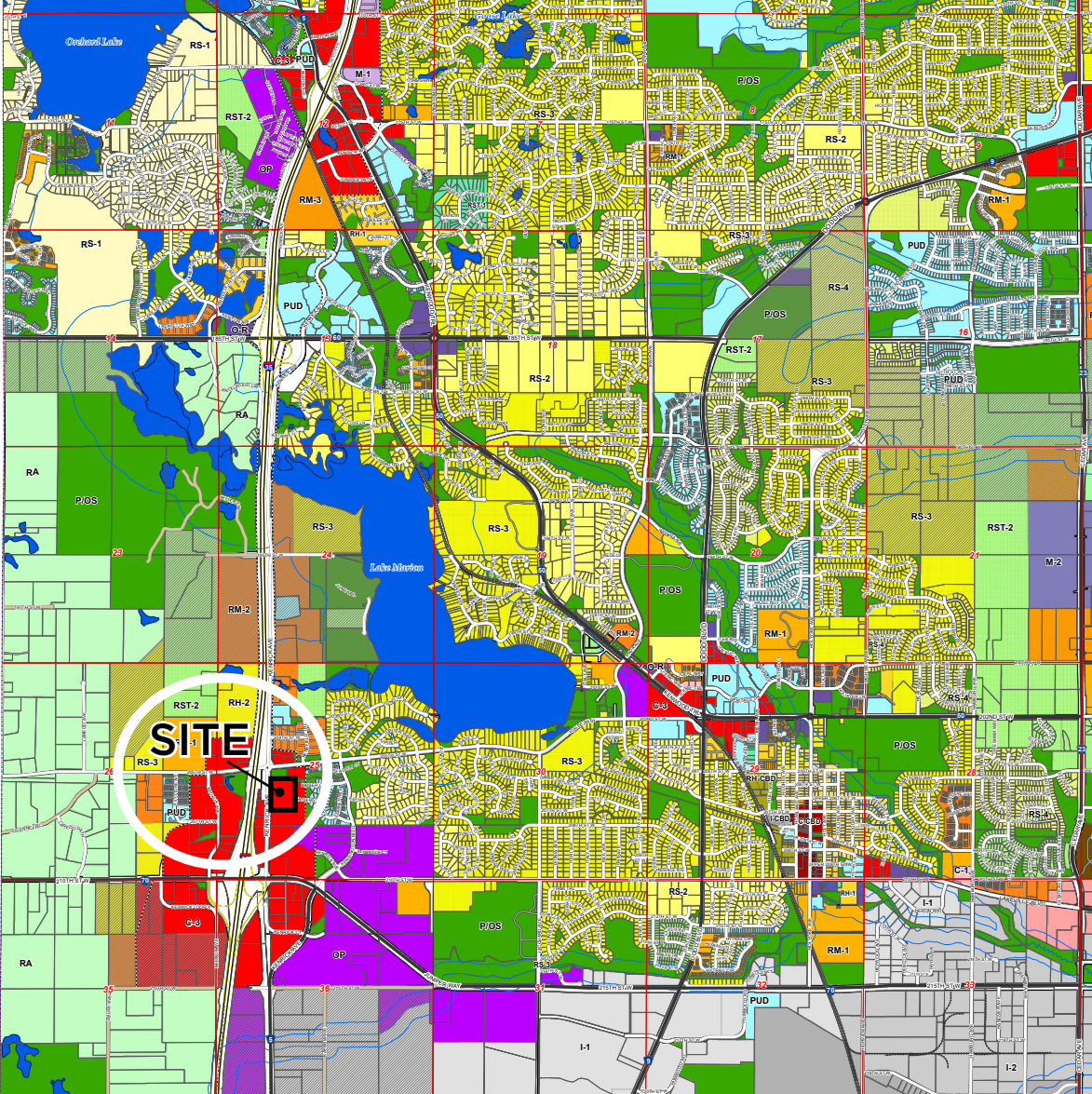




Property Aerial



City of Lakeville Zoning Map



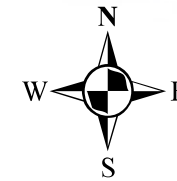
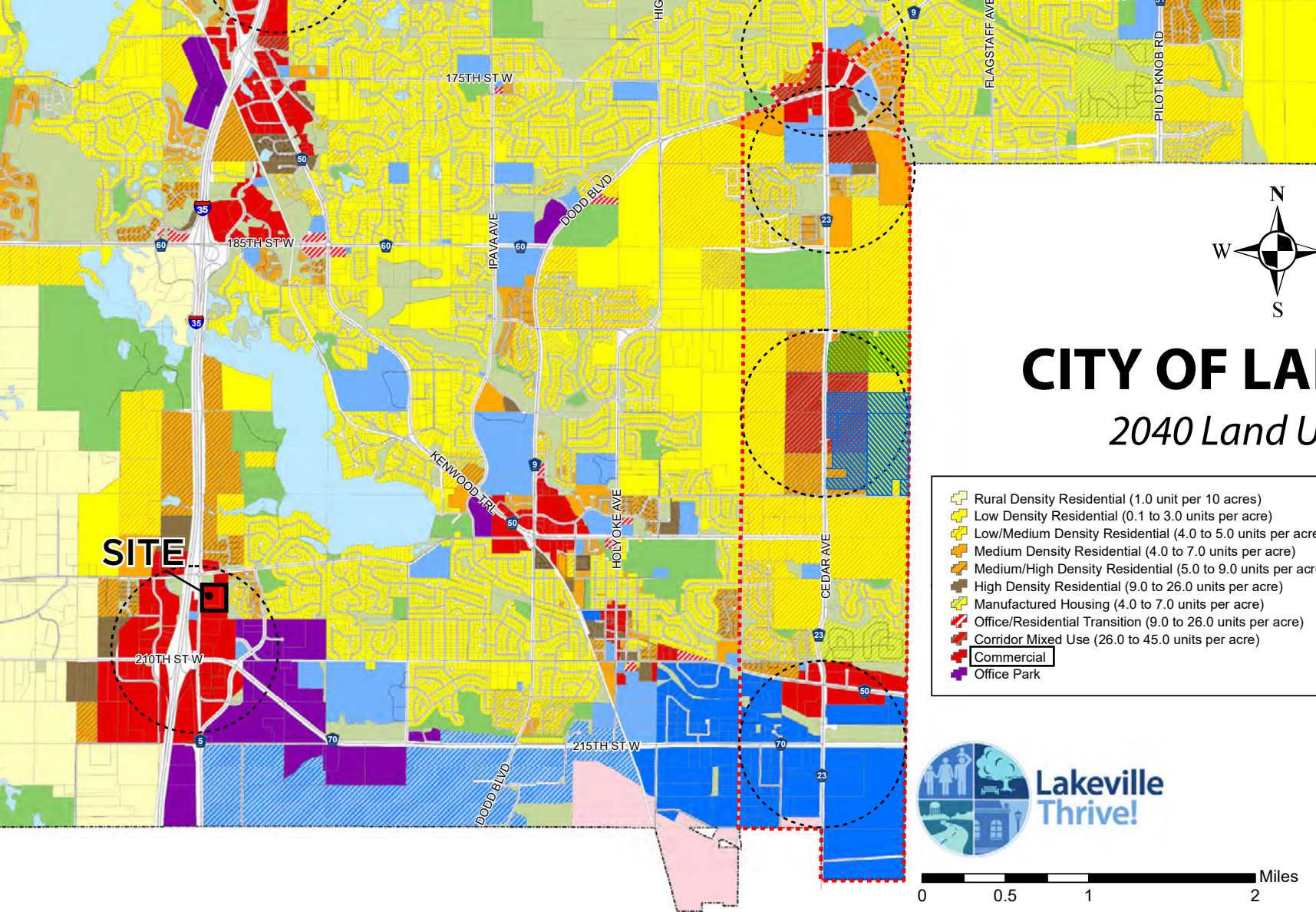
Legend

ZONING	ACRES	PCT
Agricultural Preserve	1544.6	6.3%
A-P, AGRICULTURAL PRESERVE DISTRICT	72.1	0.3%
RA, RURAL/AGRICULTURAL DISTRICT	1472.5	6.0%
Residential Districts	10401.8	42.3%
RS-1, SINGLE FAMILY RESIDENTIAL DISTRICT	627.3	2.6%
RS-2, SINGLE FAMILY RESIDENTIAL DISTRICT	1555.8	6.3%
RS-3, SINGLE FAMILY RESIDENTIAL DISTRICT	4706.2	19.1%
RS-4, SINGLE FAMILY RESIDENTIAL DISTRICT	698.7	2.8%
RS-CBD, SINGLE FAMILY RESIDENTIAL CENTRAL BUSINESS DISTRICT	52.3	0.2%
RSMH, SINGLE FAMILY MANUFACTURED HOME PARK DISTRICT	215.0	0.9%
RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT	72.4	0.3%
RST-2, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT	1274.5	5.2%
RM-1, MEDIUM DENSITY RESIDENTIAL DISTRICT	431.4	1.8%
RM-2, MEDIUM DENSITY RESIDENTIAL DISTRICT	446.6	1.8%
RM-3, MEDIUM DENSITY RESIDENTIAL DISTRICT	144.5	0.6%
RH-1, MULTIPLE FAMILY RESIDENTIAL DISTRICT	68.7	0.3%
RH-2, MULTIPLE FAMILY RESIDENTIAL DISTRICT	90.8	0.4%
RH-CBD, MULTIPLE FAMILY CENTRAL BUSINESS DISTRICT	17.7	0.1
Commercial Districts	1486.1	6.0%
M-1, MIXED USE I-35 CORRIDOR DISTRICT	17.8	0.1%
M-2, MIXED USE CEDAR CORRIDOR DISTRICT	183.2	0.7%
O-R, OFFICE/RESIDENTIAL TRANSITION DISTRICT	76.4	0.3%
C-1, NEIGHBORHOOD COMMERCIAL DISTRICT	13.9	0.1%
C-2, HIGHWAY COMMERCIAL DISTRICT	85.5	0.3%
C-3, GENERAL COMMERCIAL DISTRICT	635.5	2.6%
C-CBD, COMMERCIAL CENTRAL BUSINESS DISTRICT	17.6	0.1%
OP, OFFICE PARK DISTRICT	456.3	1.9%
Industrial Districts	1759.9	7.2%
I-1, LIGHT INDUSTRIAL DISTRICT	660.3	2.7%
I-2, GENERAL INDUSTRIAL DISTRICT	676.3	2.8%
I-3, AIRPORT INDUSTRIAL DISTRICT	419.5	1.7
I-CBD, INDUSTRIAL CENTRAL BUSINESS DISTRICT	3.8	0.0%
Special Districts	4559.7	18.6%
PUD, PLANNED UNIT DEVELOPMENT DISTRICT	1513.7	6.2%
PIOS, PUBLIC AND OPEN SPACE DISTRICT	3046.0	12.4%
Other Areas	4823.7	19.6%
RIGHT OF WAY	3711.6	15.1%
WATER	1112.2	4.5%

SECTION LINES	COUNTY ROADS
SHORELINE	CITY STREETS
FREEWAY CORRIDOR DISTRICT	GRAVEL ROADS
STREAMS	PRIVATE STREETS
	INTERSTATE

Zoning Map

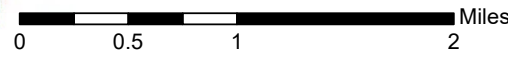
July 2021



CITY OF LAKEVILLE

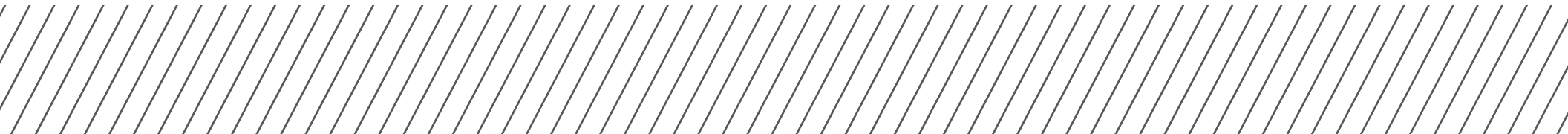
2040 Land Use Plan

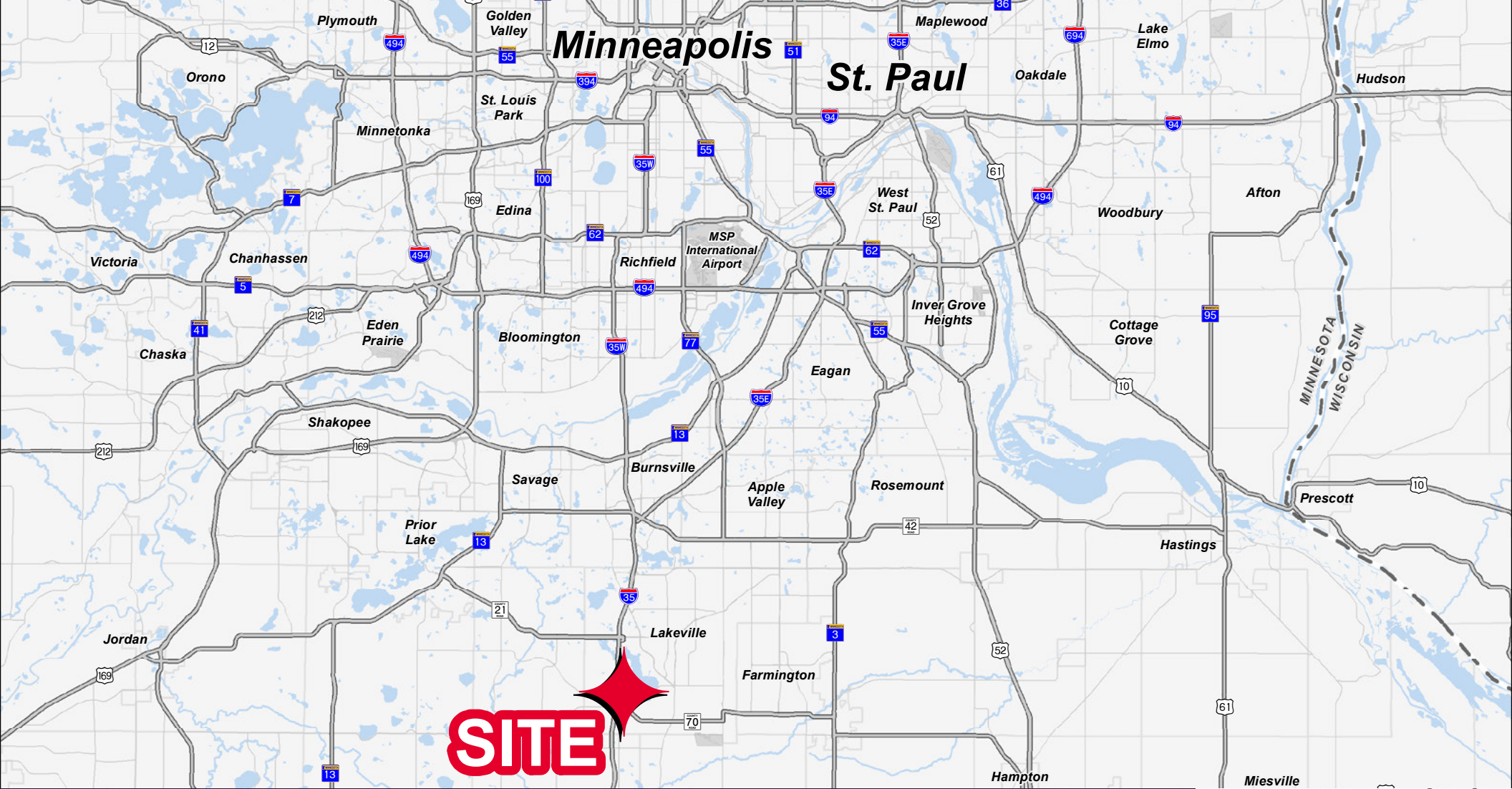
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|---|--|
| Rural Density Residential (1.0 unit per 10 acres) | Warehouse/Light Industrial |
| Low Density Residential (0.1 to 3.0 units per acre) | Airport |
| Low/Medium Density Residential (4.0 to 5.0 units per acre) | Industrial |
| Medium Density Residential (4.0 to 7.0 units per acre) | Public and Quasi-Public |
| Medium/High Density Residential (5.0 to 9.0 units per acre) | Parks |
| High Density Residential (9.0 to 26.0 units per acre) | Restricted Development |
| Manufactured Housing (4.0 to 7.0 units per acre) | Water |
| Office/Residential Transition (9.0 to 26.0 units per acre) | Cedar Corridor |
| Corridor Mixed Use (26.0 to 45.0 units per acre) | Agriculture Preserves |
| Commercial | Agriculture Preserves (Expiring in 2020) |
| Office Park | Transit Development Target Area |



Source: City of Lakeville
Date: 12/31/2018

Future Use Map





FOR MORE INFORMATION, CONTACT:

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