



Big Lake - Commercial Land

FOR SALE

Hwy 10 and CR 43

Big Lake, MN 55309

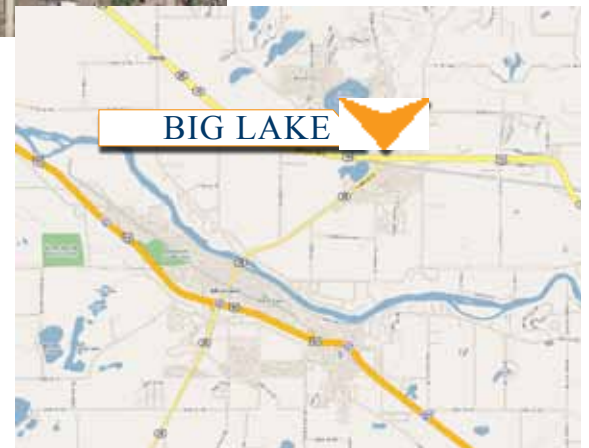
PRICE REDUCED

**Hwy 10
Frontage**



PROPERTY INFORMATION

- * ~~\$8.00 - \$10.00~~/psf **PRICE REDUCED**
- * \$6.00 - \$8.00/psf
- * 4.5 Acres Available
- * Zoning: B-3 General Business
- * Sherburne County PID 65-538-0105
- * 2010 Taxes \$29,058.00
- * Located 1 block from the Northstar Commuter Rail station
- * Great location for retail, hotels, medical, entertainment.
- * Great visibility and access to Hwy 10
- * Retailers in the area include Coborn's, McDonald's, Caribou Coffee



Contact:

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DEMOGRAPHICS (2008)

	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>
• Population	13,346	34,705	104,155
• Median Age	32	32	32
• Avg HH Inc.	\$79,382	\$80,253	\$86,277
• Median HH Inc.	\$71,523	\$72,505	\$77,187

TRAFFIC COUNTS - 2008

* Highway 10 - 21,500 VPD

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