



**Big Lake - Commercial Land  
FOR SALE  
xxx CSAH 11, Big Lake, MN 55309**

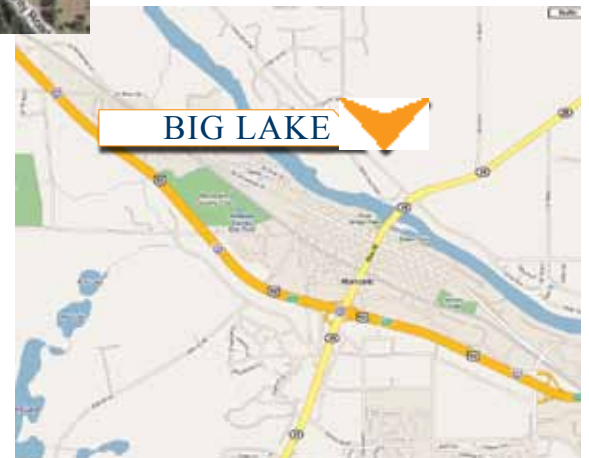
**PRICE REDUCED  
TO \$2.00/psf**



**North of  
Monticello across  
the Mississippi  
River Bridge  
Crossing**

**PROPERTY INFORMATION**

- \* ~~\$8.00/psf~~ **REDUCED PRICE**
- \* \$2.00/psf
- \* 12 Acres Available (Divisible)
- \* Zoning: Commercial
- \* Sherburne County PID 10-335-2101
- \* 2010 Taxes \$548.00
- \* 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

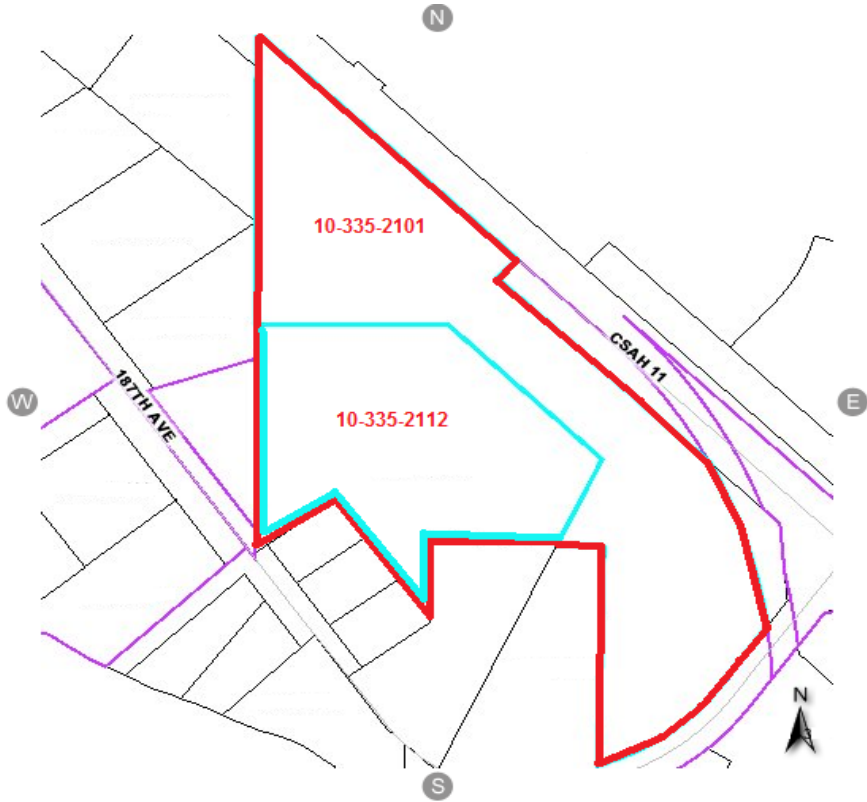


**Contact:  
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## Big Lake - Commercial Land

# FOR SALE

Hwy 10 and CR 43  
Big Lake, MN 55309



### 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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