



COMMERCIAL REALTY SOLUTIONS
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Albertville - The Shoppes of Towne Lakes FOR SALE

6826 Laketowne Pl. NE, Albertville, MN 55301

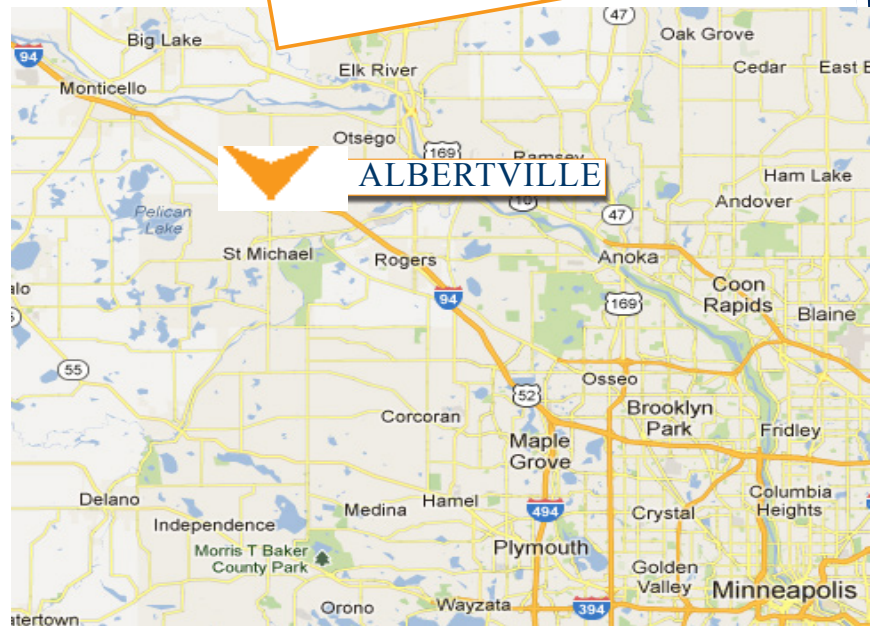


Join the Albertville Outlet Mall Retail Area!

PRICE REDUCED

PROPERTY INFORMATION

- * Sales Price ~~\$695,000.00~~
REDUCED TO **\$449,000.00**
- * Shell Building & Lot
- * Building Shell 50' x 100'
- * Lot 53,264/sf (with 71 Parking Spaces)
- * Wright County 101-116-001040
- * 2016 Taxes \$11,460.00
- * Located near the Albertville Premium Outlet Mall
- * Check out the Shoppes nearby at <http://www.premiumoutlets.com>
- * Zoning: B-2A Special Business District
- * City of Albertville is one of the fastest growing areas in the state!
- * South of future Inter-Change at County Road 19 and County Road 37



Contact:

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TRAFFIC COUNTS - 2016

* I-94 - 52,000 VPD

* County Road 19 - 15,900 VPD



Proposed
Mall of Entertainment

SITE

West bound Off ramp to County Road 19 allows for easy access!

County Road 37 extends thru to Highway 101!

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PROPERTY INFORMATION

- * Quick and easy access to C.R. 19 and I-94
- * Major retailers in the area include Country Inn Suites, D' Michael B's, Slumberland, Ashley Furniture, Fantastic Sam's, the Albertville Outlet Mall, Anytime Fitness, Hana's, & more!
- * Check out the Outlet Mall's Web page for stores in the area at <http://www.premiumoutlets.com>
- * Property located South of the future InterChange at County Road 19 and County Road 37

Albertville Demographics

Demographics - Projected 2015	1-Mile	3-Mile	5-Mile
Population	7,442	14,889	22,561
Est. Total Households	2,567	5,042	7,501
Median Age	39	41	42
Average Household Income	\$ 61,178	\$ 70,552	\$ 72,251
Median Household Income	\$ 59,786	\$ 64,388	\$ 65,418

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