



Big Lake - Commercial Land

FOR SALE

xxx County Road 43 NW, Big Lake, MN 55309

COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com



**Highway 10
Visibility**

PROPERTY INFORMATION

- * Sales Price **\$4.00 - \$5.00/sf**
- * 3.77 Acres (Divisible)
- * Sherburne County PID 65-587-0010
- * 2018 Taxes \$12,910.00
- * Highway 10 Visibility with easy access
- * Near signalized intersection
- * Businesses in the area include:
Klein Bank, Big Lake Vet Clinic, McPete's Bar & Lanes, Coborn's, Caribou, Big Lake Station Park & Ride and more

Contact:

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Contact:

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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2017

- * Highway 10 - 17,700 VPD
- * C.R. 43 - 5,500 VPD



PROPERTY INFORMATION

- * Located on North side of Highway 10
- * Across from Big Lake Northstar hub
- * Just 4 miles from I-94
- * High traffic area

DEMOGRAPHICS 2015	1 Mile	3 Mile	5 Mile
Population	5,582	20,814	33,124
Median Age	39	41	40
Avg HH Inc.	\$49,873.00	\$57,223.00	\$56,884.00
Median HH Inc.	\$45,284.00	\$51,607.00	\$51,886.00

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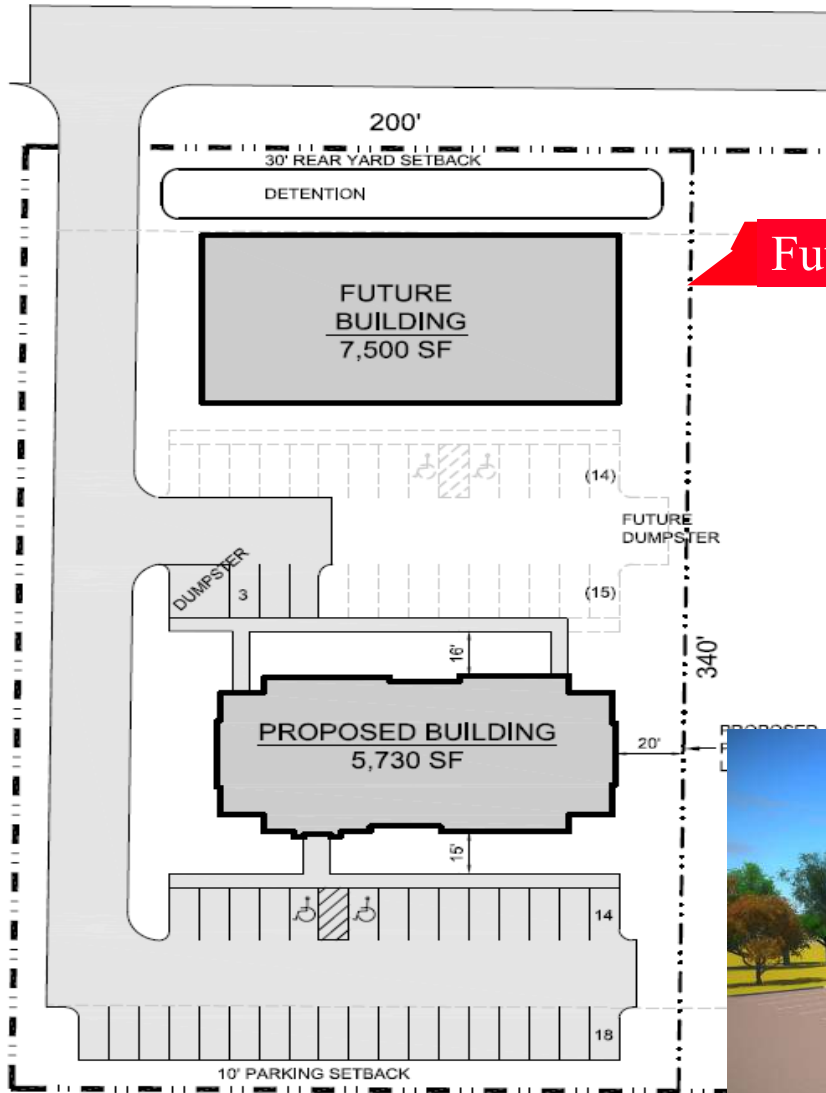
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New
Construction on
Adjacent Lot



Future Building

New
Dental Clinic
Opened
June 2017



PRELIMINARY SITE PLAN 3-B
SCALE: 1" = 60'
-1.84 ACRES
-35 PARKING SPACES

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