



COMMERCIAL REALTY SOLUTIONS

**Cokato - Commercial Land
FOR SALE
370 E. Cokato St., Cokato, MN 55321
(Highway 12)**



**Great
Highway 12
Location!
(Easy Access)**

PROPERTY INFORMATION

- * Sales Price **\$149,000.00**
- * 36,880/sf (.85 Acres)
- * Wright County PID 105-027-001150
- * 2019 Taxes \$1,450.00
- * Zoned: C-2 Highway Commercial
- * Great Highway visibility and access
- * Businesses in the area include:
Allina Clinic, Cenex, Napa Auto,
Subway, Casey's, Dairy Queen,
Dollar General, Marketplace Foods,
Red Goat Restaurant, and much
more



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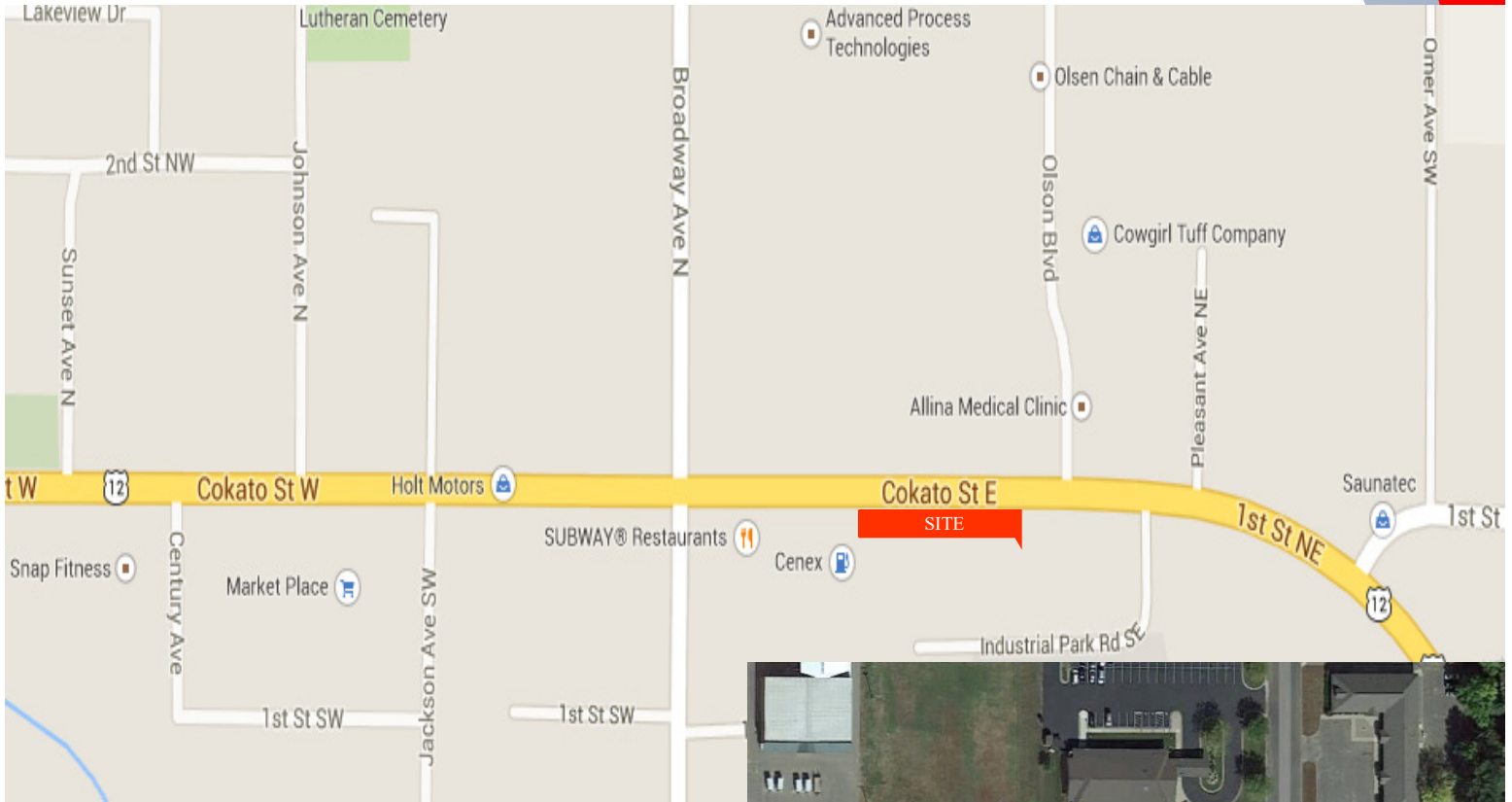
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TRAFFIC COUNTS - 2018

- * Cokato St/Hwy 12 - 9,600 VPD
- * C.R. 3/Broadway Ave. - 4,650 VPD



Demographics - 2016	3-Mile	5-Mile	10-Mile
Population	2,449	2,984	14,478
Average Age	33	34.4	33.7
Average Household Inc.	\$ 48,325	\$ 41,925	\$ 62,000
Median Household Inc.	\$ 50,043	\$ 46,402	\$ 59,929



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