



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Land FOR SALE

xxx West School Road, Monticello, MN 55362



Jefferson Commons 7.2 Acres (Divisible)

PROPERTY INFORMATION

- * Sale Price **\$5.00 - \$7.00/ PSF**
- * Land Size: 7.2 Acres (Divisible)
- * Zoning: B-4 Regional Business
- * Wright County PID – 155-164-000030
- * FiberNet Monticello - Fiber Optic Services
- * City Incentives
- * Great location for
 - Hotels
 - Retail
 - Restaurants
 - Office
 - Medical



Contact:

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Join the Growing
Highway 25
Corridor



TRAFFIC COUNTS - 2017

- * I-94 - 53,000 VPD
- * Highway 25 - 25,500 VPD

PROPERTY DETAILS

- * Quick and easy access to Hwy 25 and I-94
- * Located next to River City Extreme (bowling and entertainment complex) and Monticello 15 theatre)

Monticello Demographics			
Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978



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