



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Building FOR SALE/LEASE

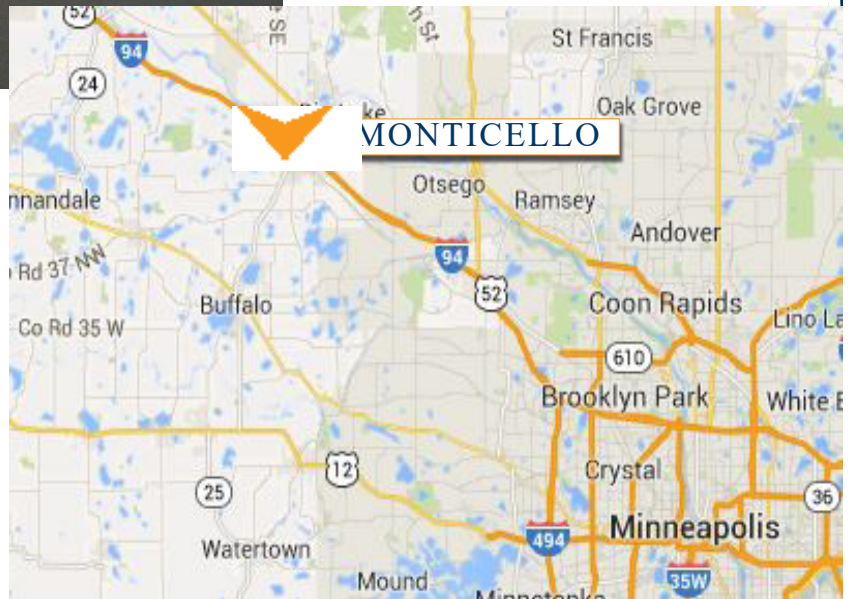
4300 School Blvd., Monticello, MN 55362



Great location
with high level of
finishes!

PROPERTY INFORMATION

- * Sales Price is **\$1,500,000.00**
- * Gross Building Size 12,781/sf
Lower Level 2,760/sf
1st Floor 6,400/sf
2nd Floor 3,621/sf
- * Lease Rates are Negotiable
- * Numerous lease spaces available
- * Located on 30,500/sf of Land
- * Additional 3.8 Acres is available (divisible)
- * Wright County PID 155-221-000010
- * 2017 Taxes \$17,322.00
- * Zoning: B-4 Regional Business District
- * Minutes from I-94
- * Parking lot is 65+ Striped Spaces



Contact:

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Next to
Walmart
Super Center!



PROPERTY INFORMATION

- * Great location!
- * Quick and easy access to Hwy 25 and I-94
- * Major retailers in the area include:
 - Aldi's
 - Goodwill
 - Super Target
 - Home Depot
 - Restaurants
 - Office Max
 - Cub Foods
 - Wal-Mart Supercenter
 - Banks
 - Caribou Coffee
- * City fiber optics network providing high-speed internet, telephone, and cable
- * City incentives available, TIF and Job Creation Credits

TRAFFIC COUNTS - 2017

- * I-94 - 43,500 VPD
- * Highway 25 - 27,500 VPD
- * School Blvd - 7,100 VPD

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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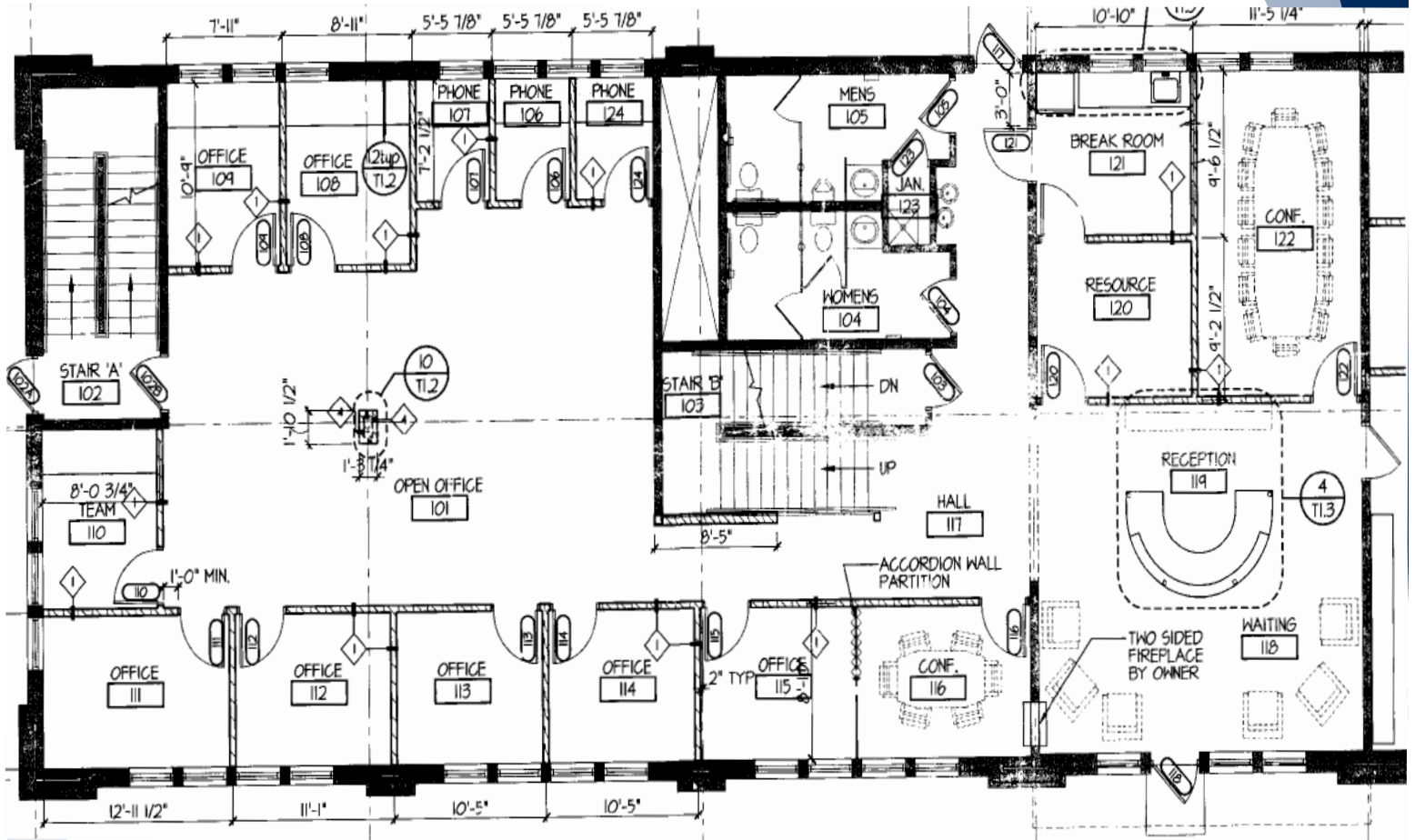
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Main Level Floor Plan

NOTE: Floor plans are for the build out of Suite 1 only.



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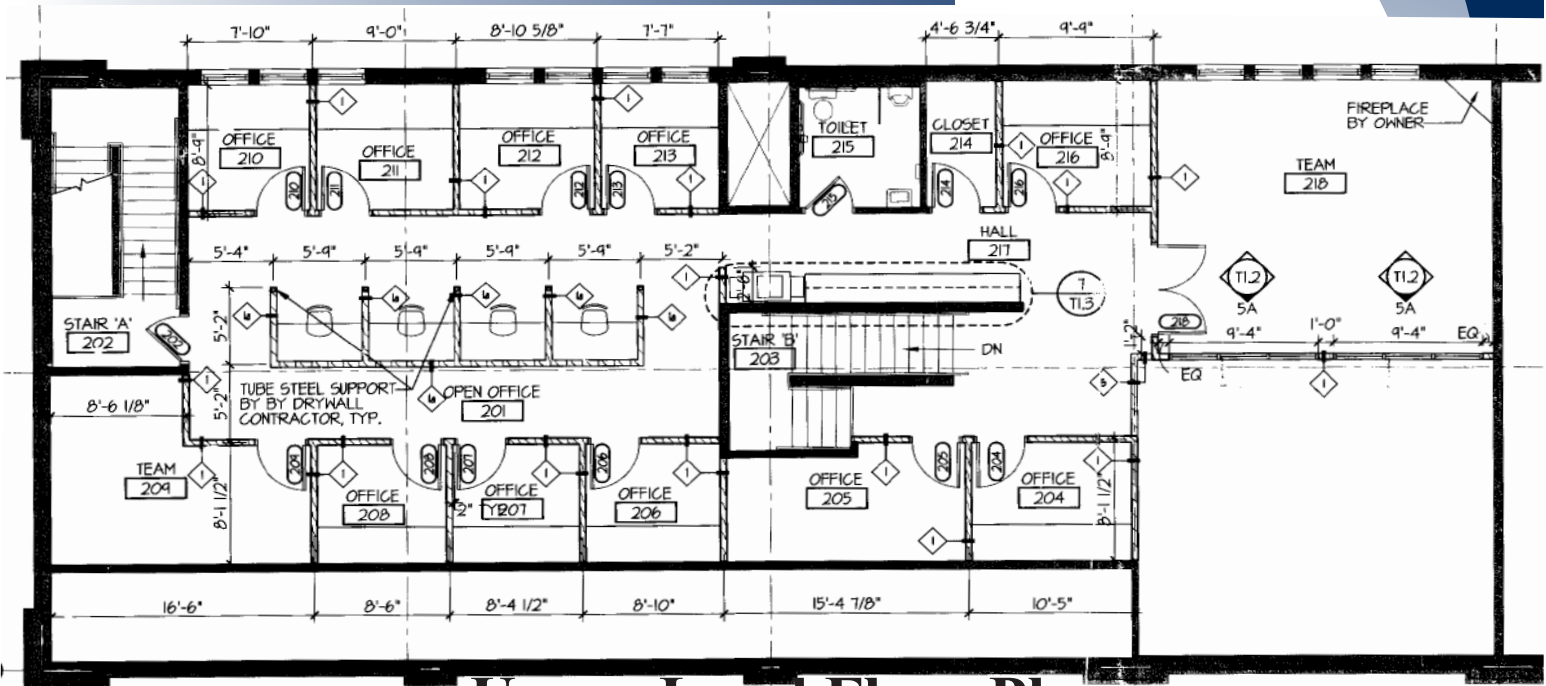
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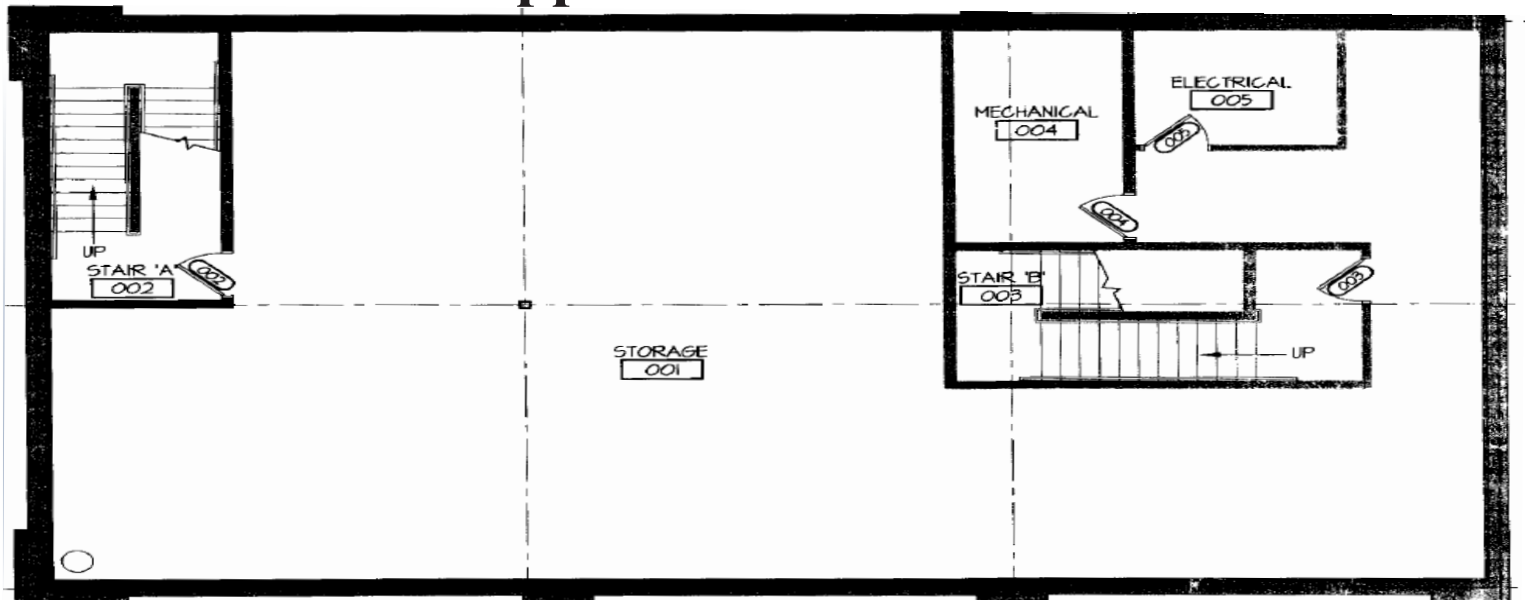
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Upper Level Floor Plan



Lower Level Floor Plan

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