



COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Commercial Land FOR SALE

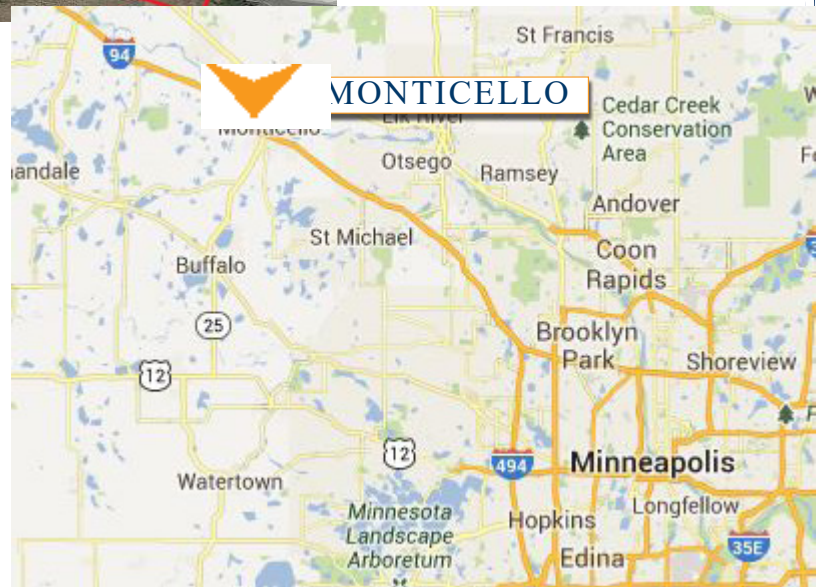
4300 School Blvd., Monticello, MN 55362



Great location!

## PROPERTY INFORMATION

- \* **\$5.00/psf**
- \* 3.8 Acres (divisible)
- \* Wright County PID 155-221-000010
- \* 2017 Taxes \$9,480.00
- \* Located close to Highway 25
- \* Minutes from I-94
- \* Many major retailers in the area
- \* City fiber optics network providing high-speed internet, telephone, and cable



## TRAFFIC COUNTS - 2017

- \* Highway 25 - 27,500 VPD
- \* I-94 - 53,000 VPD
- \* School Blvd - 7,100 VPD

Contact:

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# Monticello - Commercial Building FOR SALE

4300 School Blvd., Monticello, MN 55362



## PROPERTY INFORMATION

- \* Great location for Retail
- \* Quick and easy access to Hwy 25 and I-94
- \* Major retailers in the area include:
  - 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

| 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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