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Monticello - Commercial Land

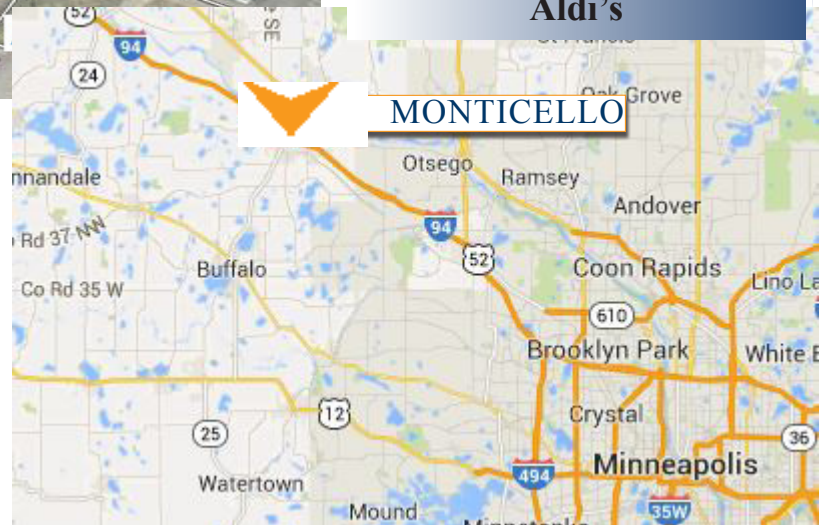
FOR SALE

xxx S. Deegan Ave., Monticello, MN 55362

Excellent Highway 25 Visibility!

Join the recent
retailers that have
built in Monticello:

- Mills Fleet
- Goodwill
- Auto Zone
- Sherburne State Bank
- Aspen Dental
- Aldi's



PROPERTY INFORMATION

- * Sales Price **\$8.00/psf**
- * 2.7 Acre Parcel (Divisible)
- * Wright County PID 155-176-001020
- * Zoned B-4 Business District
- * Highway Visibility with easy access
- * Businesses in the area include:
River City Extreme, Applebee's, Arby's, Taco John, Culver's, Kwik Trip, Walmart, Premier Bank, Buffalo Wild Wing's, O'Reilly Auto Parts, Muller Family Theatre, Auto Zone, Goodwill, Aspen Dental, Aldi's and much more!



Contact:

WAYNE ELAM
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office 763 682 2400 fax 763 682 4524

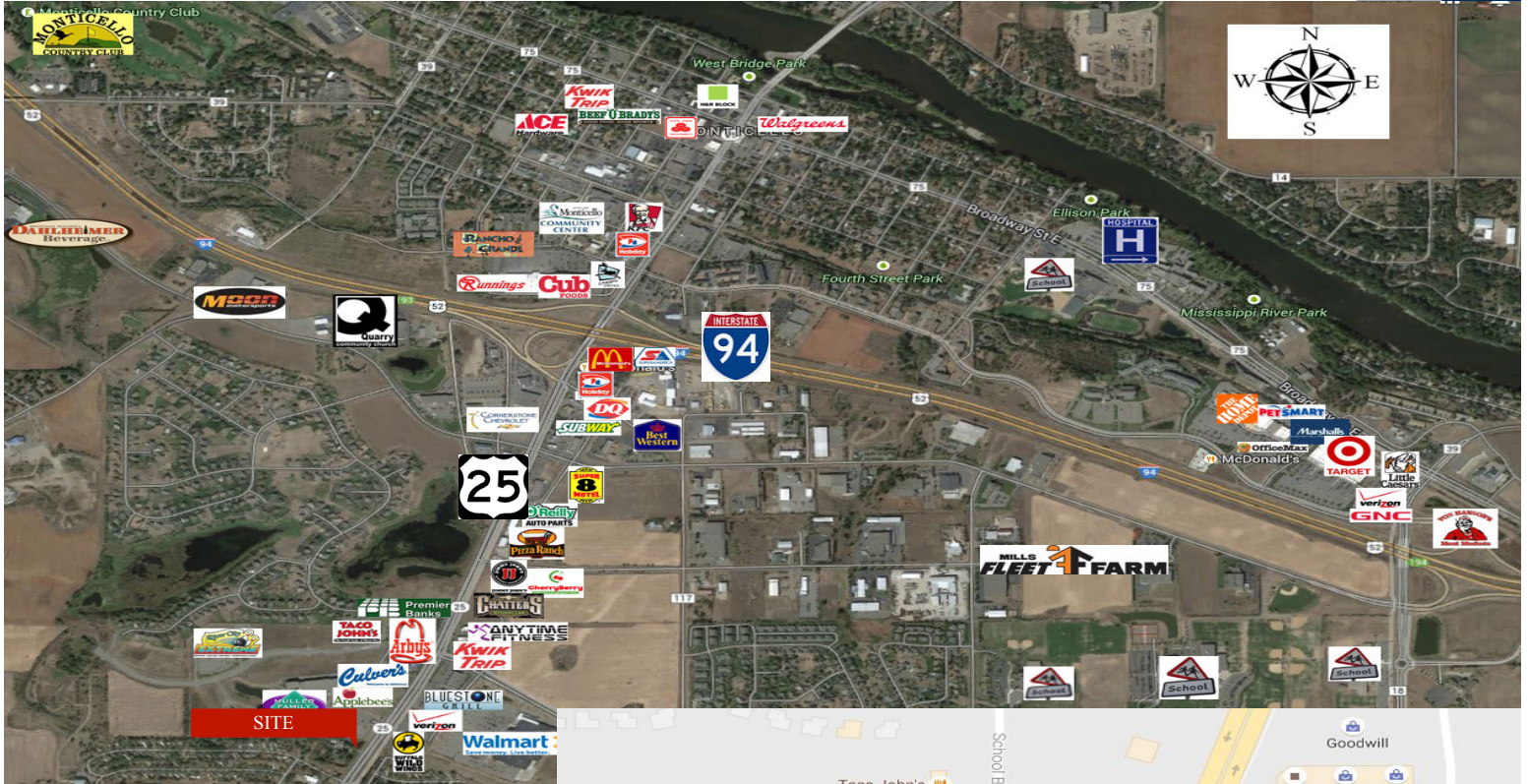
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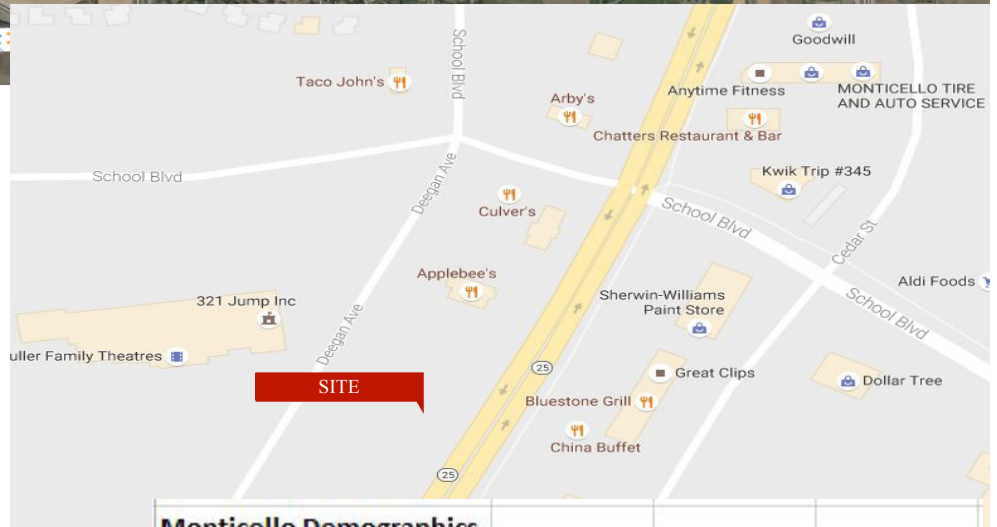
TRAFFIC COUNTS - 2016

- * I-94 - 44,000 VPD
- * Highway 25 - 27,500 VPD
- * School Blvd. - 1,350 VPD



PROPERTY INFORMATION

- * Located West of Highway 25
- * South side of I-94
- * Great Highway Visibility



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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