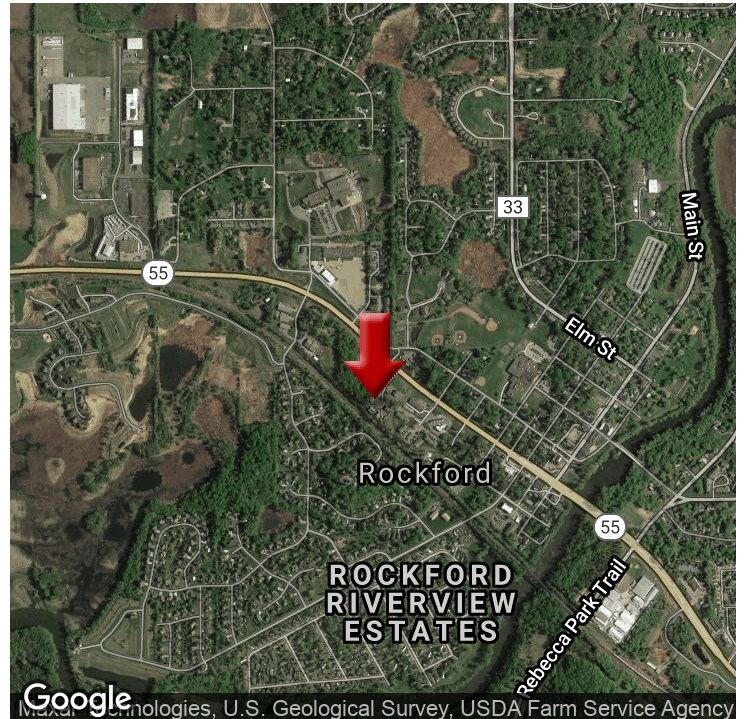


COMMERCIAL LAND FOR SALE

COMMERCIAL LAND

6010 Lone Oak Road, Rockford, MN 55373



OFFERING SUMMARY

SALE PRICE:	\$119,900.00 Seller carry back or Contract For Deed may be available
LOT SIZE:	0.468 Acres
ZONING:	C-3 Highway Commercial
PROPERTY TAXES:	\$904 (2020)

PROPERTY OVERVIEW

Commercial lot located at the end of a cul de sac with neighboring commercial properties. Approved for up to 8,000 SF building on existing property. Seller carry back or Contract for Deed may be available.

PROPERTY HIGHLIGHTS

- Easy access off Hwy 55
- Preliminary approval by the city for up to 8000 SF building
- City water and city sewer connected
- Available opportunity to build according to your businesses needs
- **Partial list of permitted uses:** commercial recreation (indoor), day care center & nursery school, Offices with or without merchandising services, medical offices repair & service shops, plumbing & heating showrooms, retail stores, Brew on premises, Brewpub, wholesale showrooms, veterinary clinics, greenhouses or nurseries with retail sales.

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13100 Wayzata Blvd.,
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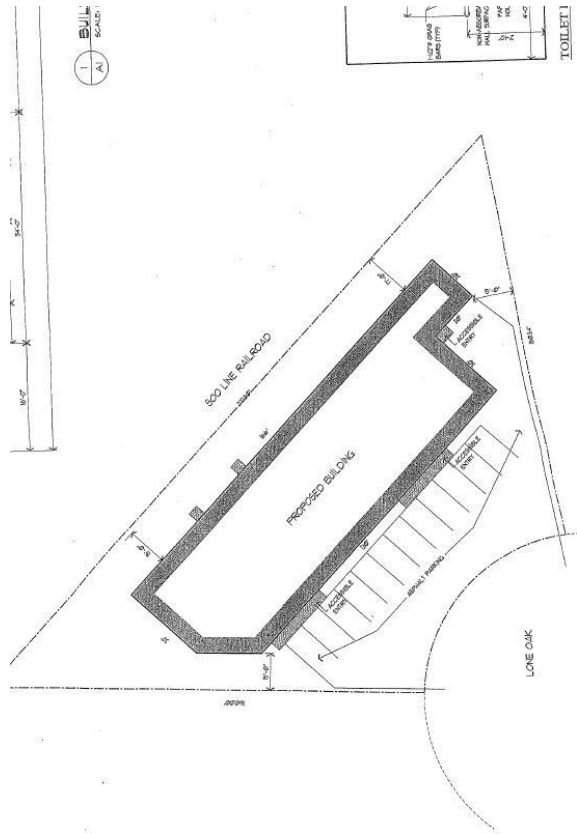
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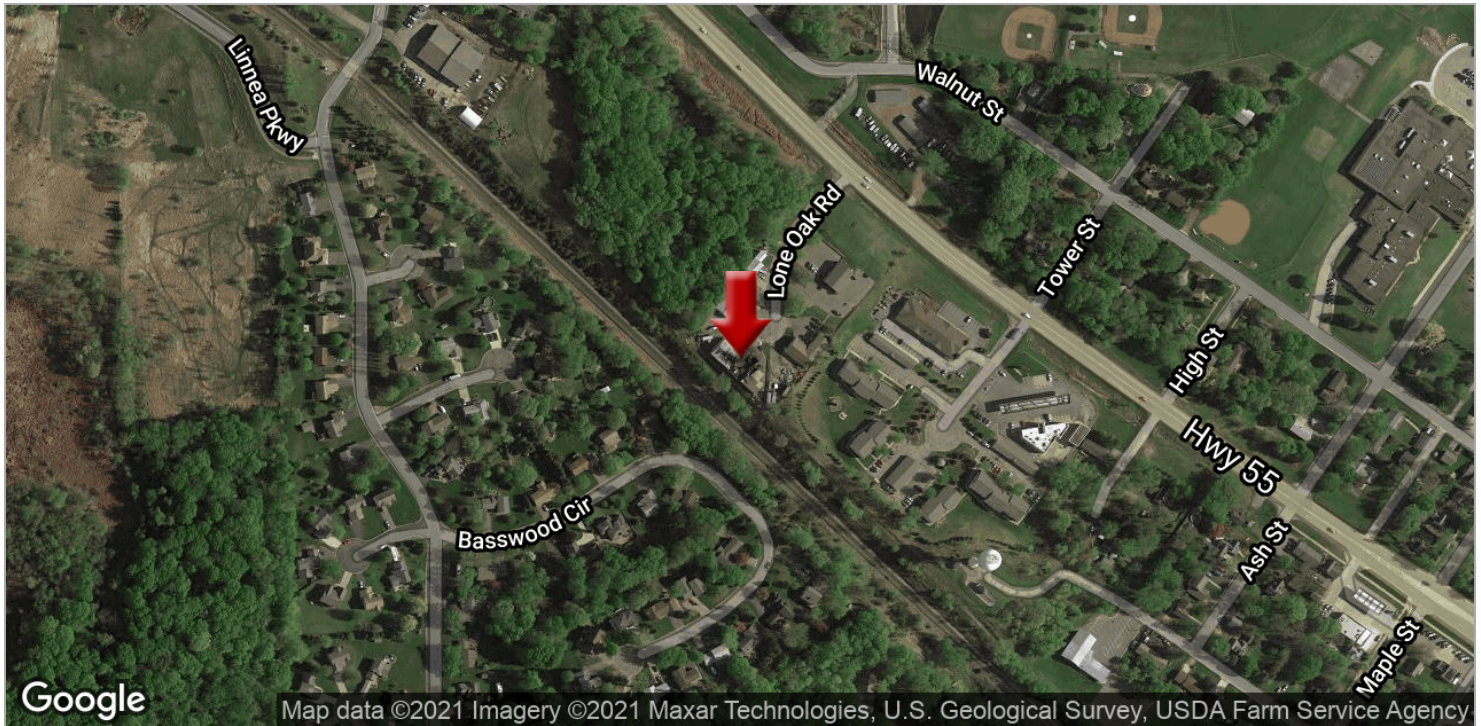
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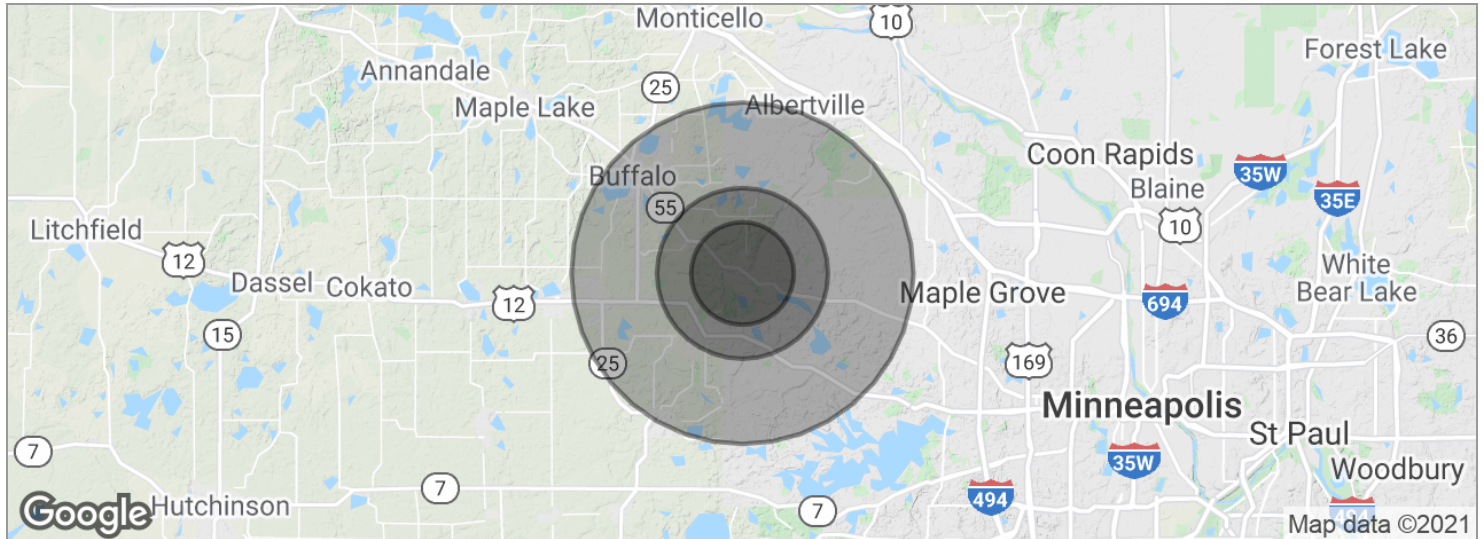
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	4,616	13,249	70,793
Median age	37.3	37.4	36.2
Median age (male)	37.3	37.1	35.7
Median age (Female)	37.2	37.6	36.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	1,726	4,929	25,477
# of persons per HH	2.7	2.7	2.8
Average HH income	\$89,034	\$90,007	\$95,015
Average house value	\$287,072	\$289,327	\$311,311

* Demographic data derived from 2010 US Census

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