

**6 ACRES FOR SALE
OR BTS FOR LEASE**



RADISSON RD & 101ST AVE NE

6 COMMERCIAL ACRES

**3100 101ST AVE NE
BLAINE, MN 55449**

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 **CUSHMAN &
WAKEFIELD**

RADISSON RD & 101ST AVE NE

BLAINE, MN 55449

Property Highlights

- Approximately 6 acres usable
- Located 3/4 mile from I-35W
- Approximately 20,000 vehicles per day
- Less than 2 miles from many area attractions including National Sports Center and TPC Twin Cities
- Guided industrial, but city willing to discuss retail
- Full intersection with stop light
- Completed wetland delineation and soil borings
- Site will be rough graded by Spring 2024

Property Information

PID #	27.31.23.12.0010
Acres	12.26 (Approximately 6 upland acres)
Taxes	\$15,239.08
2040 Land Use	Industrial (Retail possible based on City conversations)



Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	1,558	54,245	158,670
Households	508	20,186	58,648
Average HH Income	\$133,176	\$124,979	\$119,049
Daytime Population	2,245	21,144	60,388

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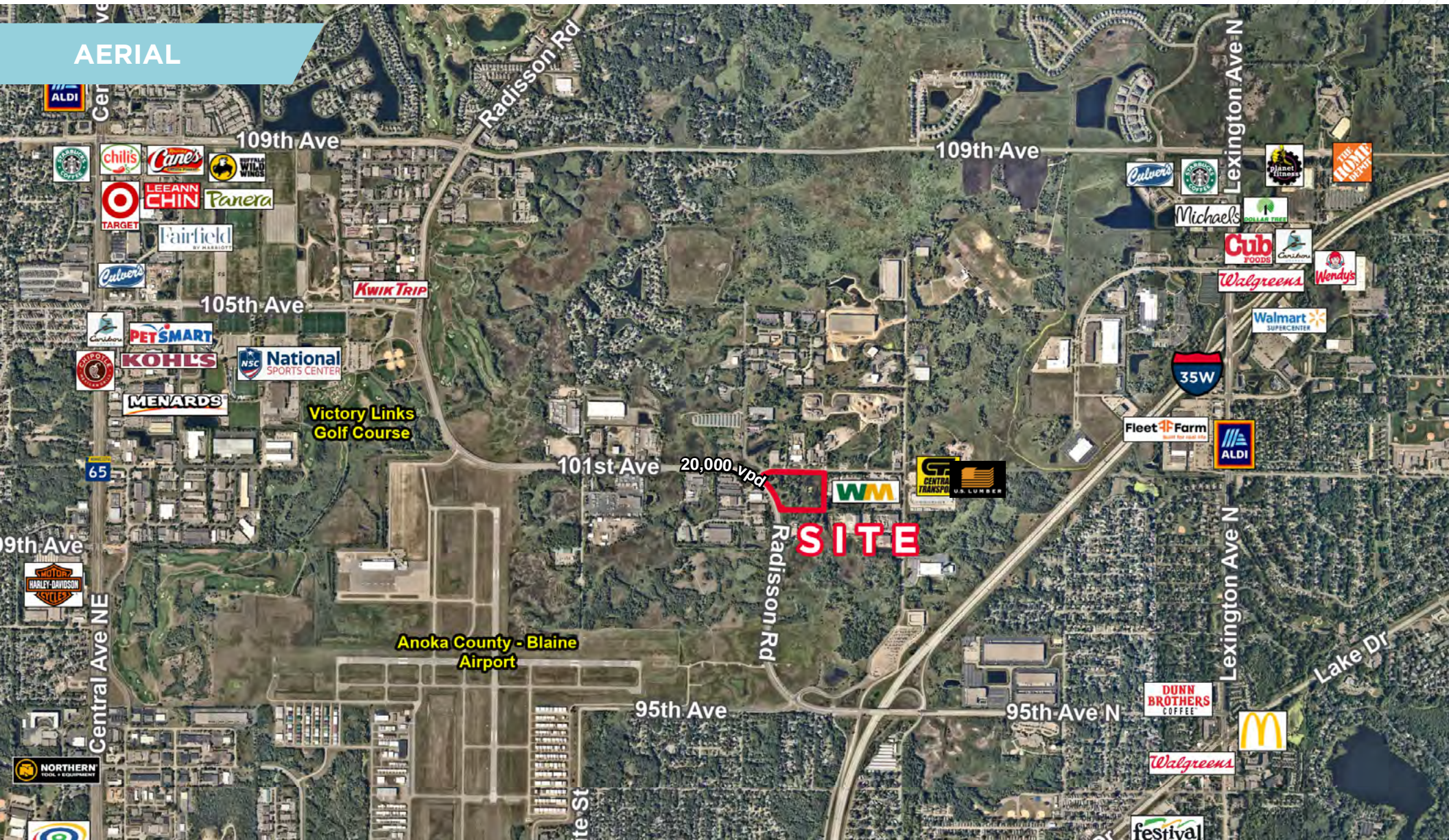
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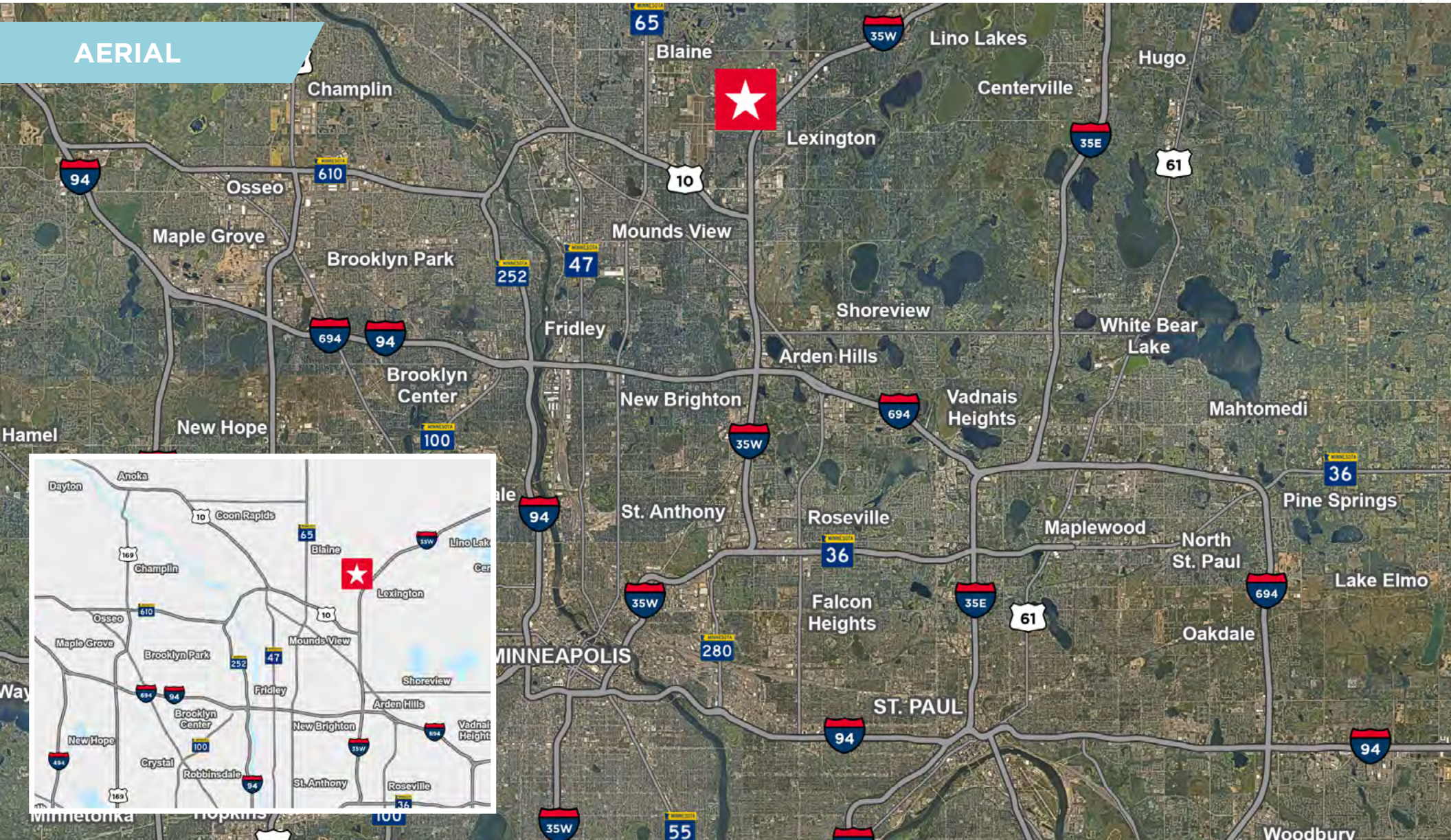
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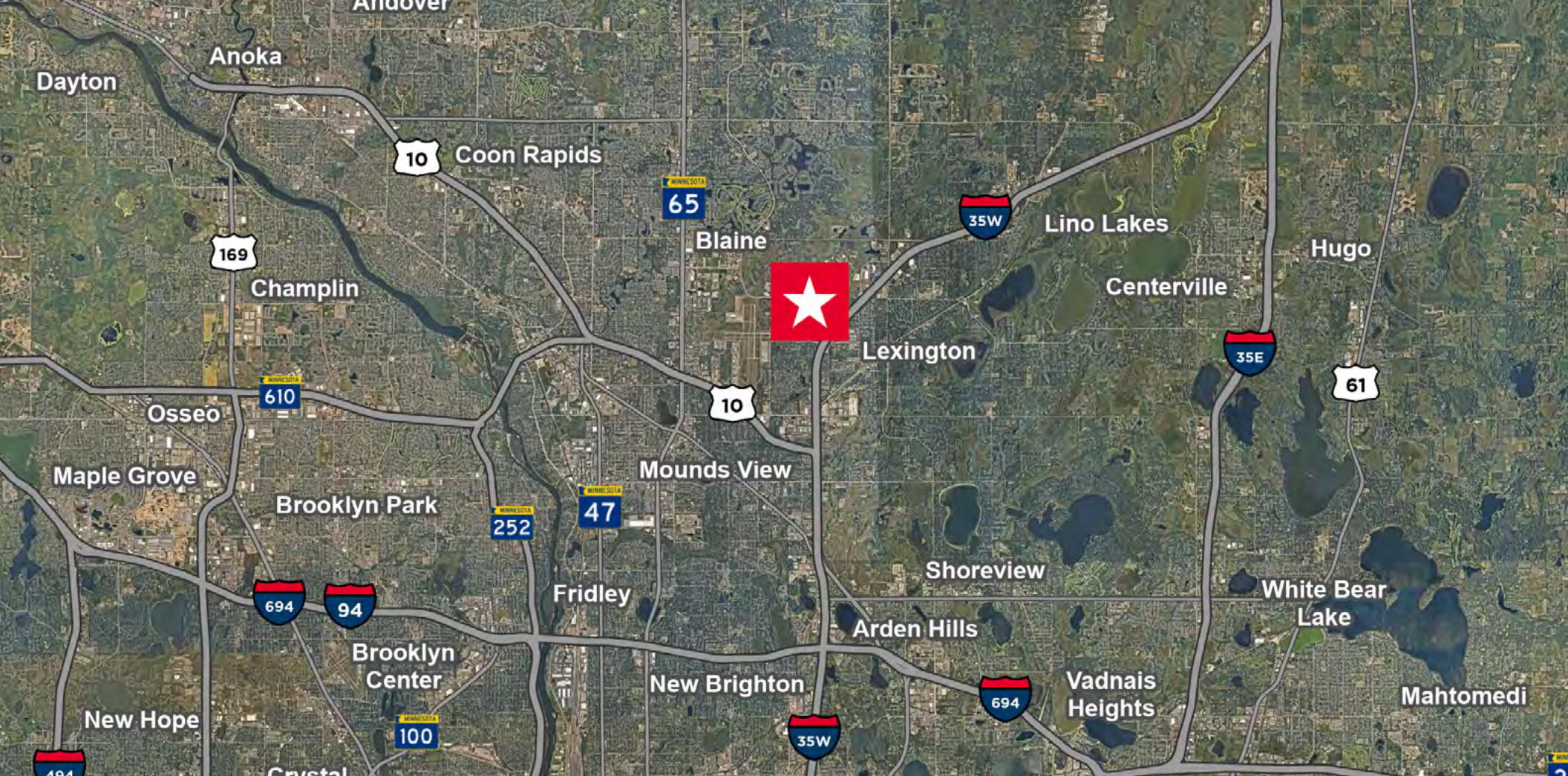


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CONCEPT PLAN 1





FOR MORE INFORMATION, CONTACT:

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