



# BCRE

bloom commercial real estate

## FEATURES

- Restaurant pad adjacent to Country Inn & Suites
- Freeway visibility from I-35 and 85th Avenue (Cty. Rd. J)
- In the shadow's of Medtronic's World Headquarters
- Land 1.17 acres/50,990 SF
- Freeway corridor - frontage
- Price Negotiable

## TRAFFIC COUNTS

- 85th Avenue - 13,500 VPD
- I-35W - 50,000

## RAMSEY COUNTY PID

04.30.23.22.0011

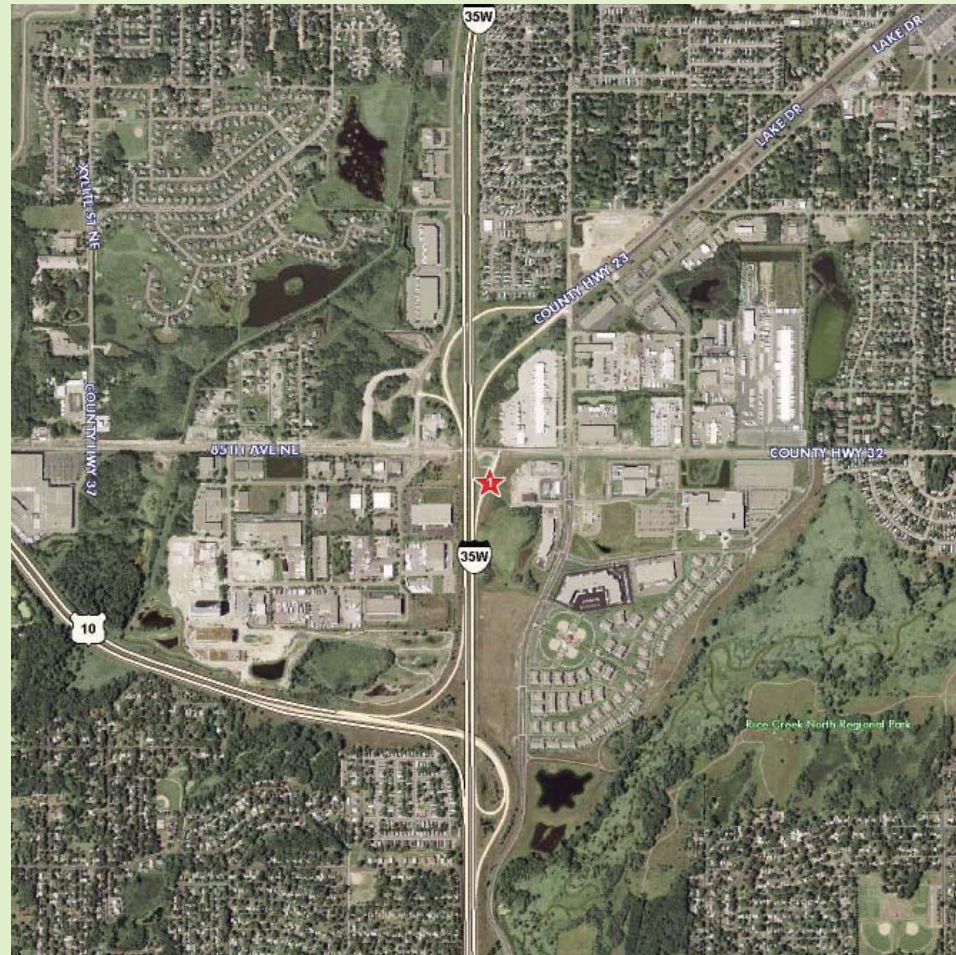
## FOR MORE INFORMATION PLEASE CONTACT:

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Tim Bloom  
Principal  
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# SHOREVIEW LAND

SEC OF I-35 & CTY ROAD J



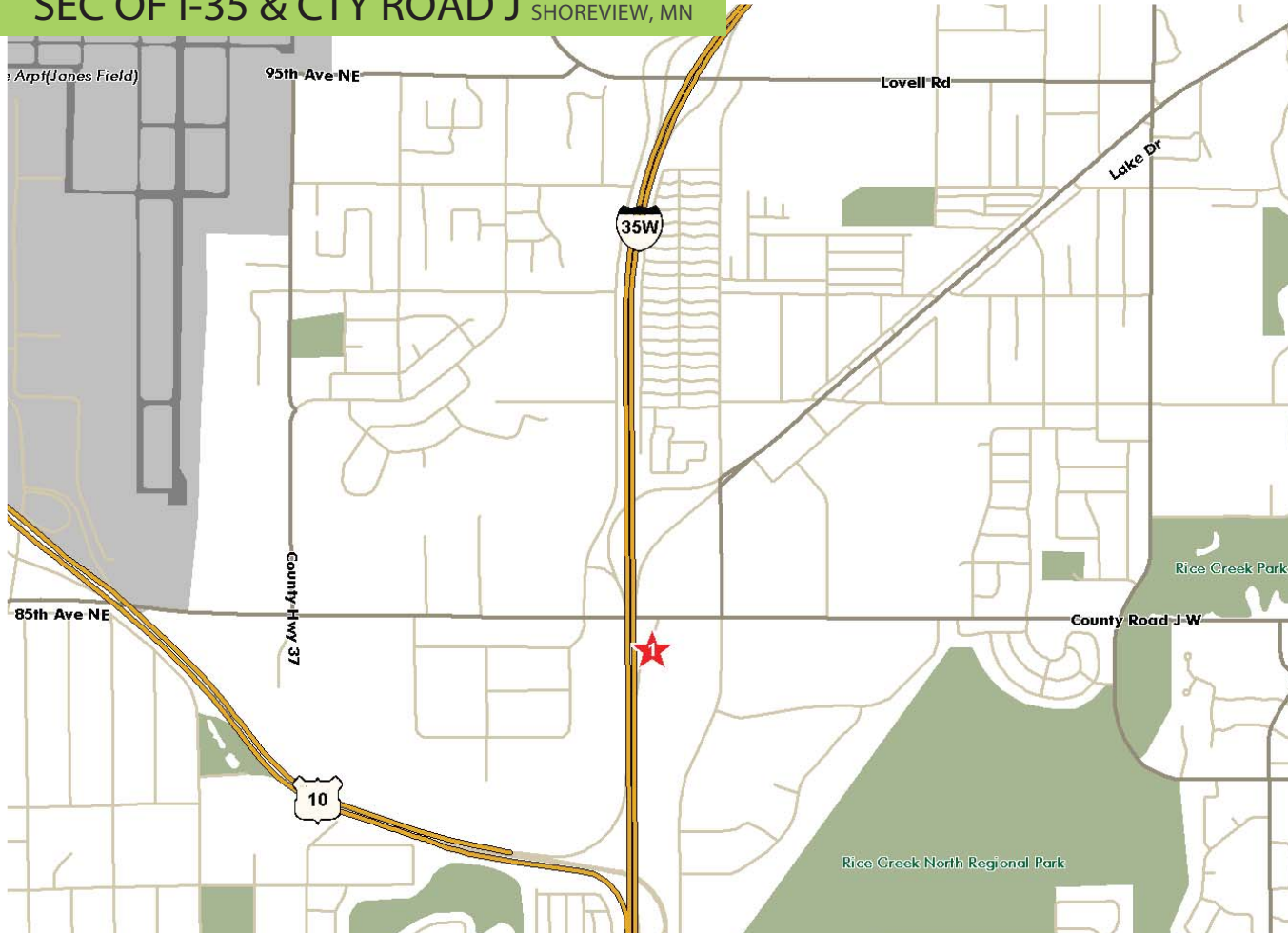
Shoreview is a vibrant, suburban community located nearly equal distance from downtown St. Paul and Minneapolis. Major employers include: Deluxe Corp, Medtronic Inc (Fortune 500 Company), Super Target, Land O'Lakes, EMPI, TSI Inc, Rainbow Foods.

COMMUNITY POPULATION: 26,093 (2006)

DISTANCE FROM MINNEAPOLIS: 3 miles

# SHOREVIEW LAND

SEC OF I-35 & CTY ROAD J SHOREVIEW, MN



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- Restaurant pad adjacent to Country Inn & Suites
- Freeway visibility from I-35 and 85th Avenue (Cty. Rd. J)
- In the shadow's of Medtronic's World Headquarters
- Land 1.17 acres/50,990 SF
- Freeway corridor - frontage
- Offered at \$700,000

## TRAFFIC COUNTS

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- I-35W - 50,000

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## EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,908	46,781	140,319
Households	2,606	17,840	53,056
Average HH Income	\$70,580	\$78,174	\$81,914
Median HH Income	\$60,329	\$65,171	\$66,625

