



# COTTAGE GROVE LAND

11991 120th St S  
Cottage Grove, MN  
Land Sale / Ground Lease



**DRONE VIDEO**



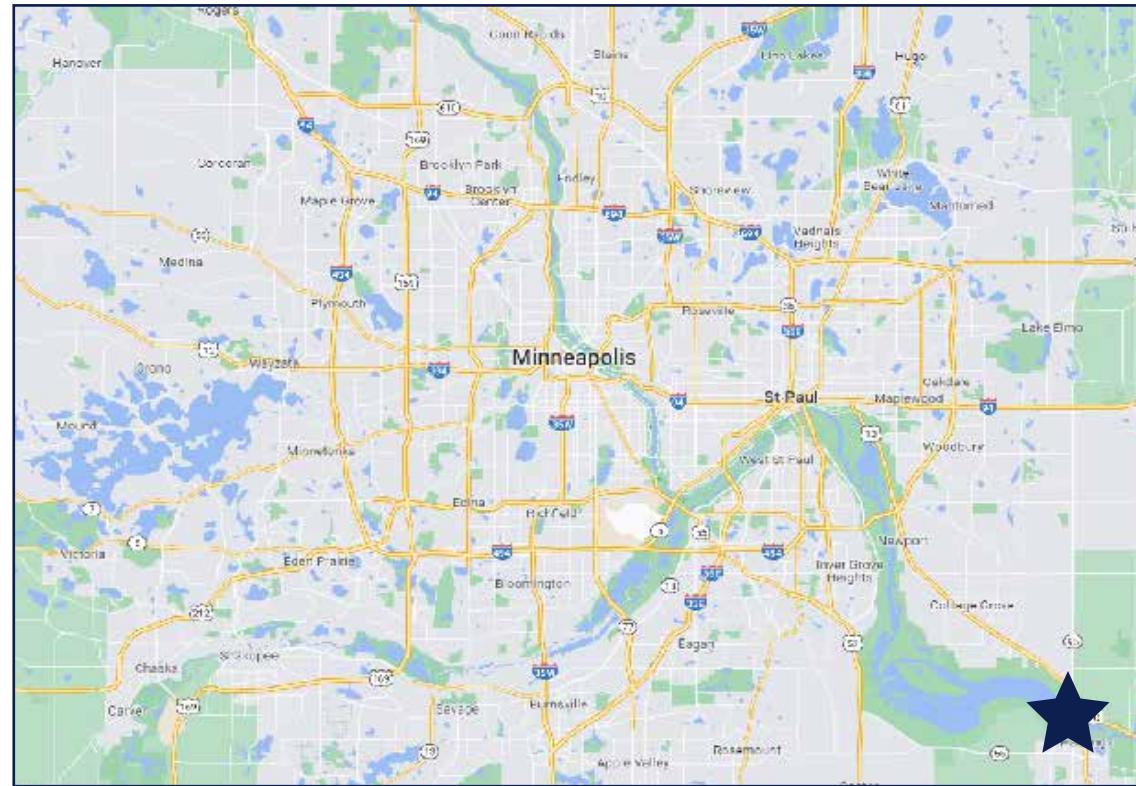
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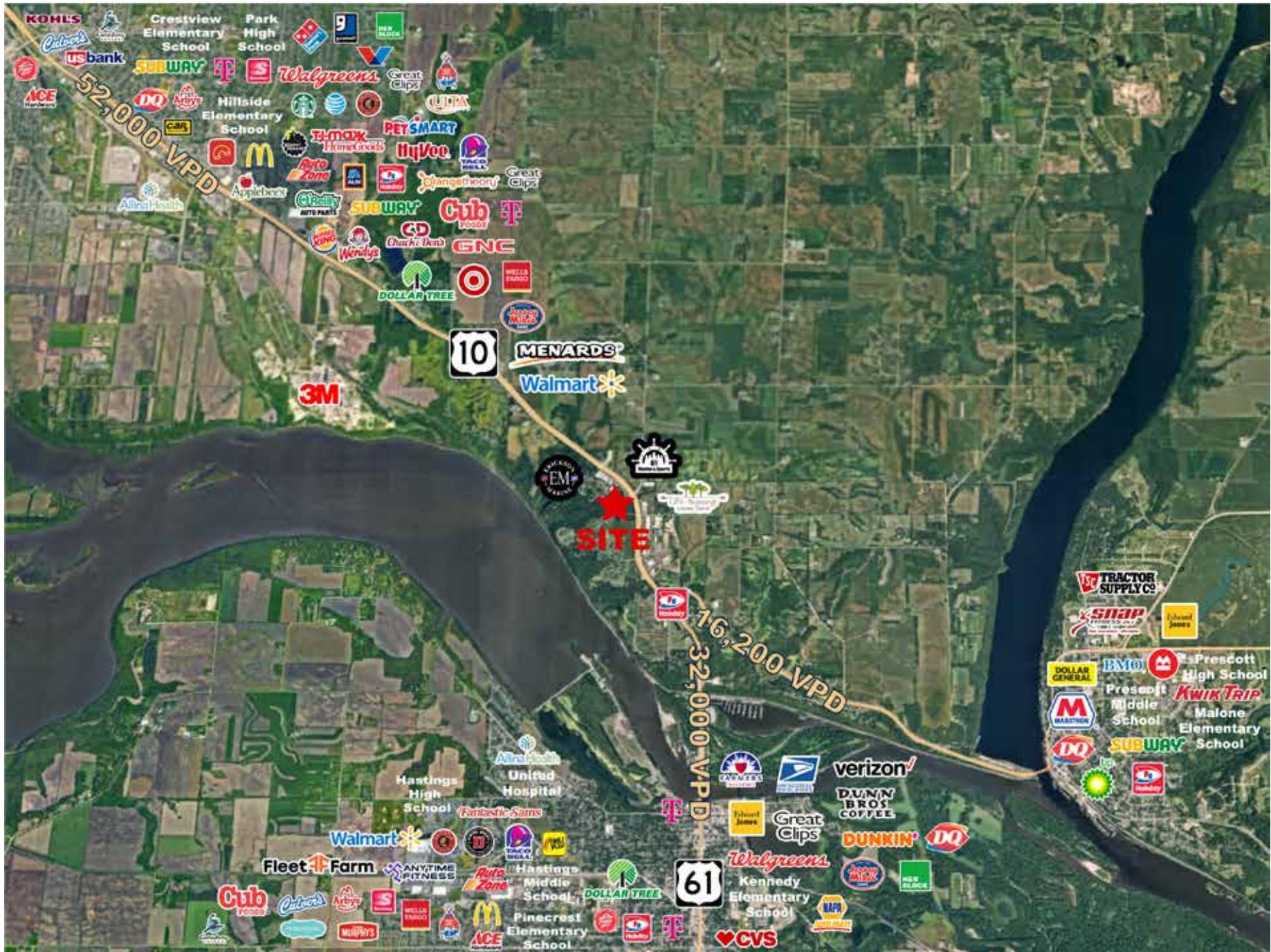
<b>ADDRESS</b>	11991 120th St S
<b>CITY, STATE ZIP</b>	Cottage Grove, MN 55033
<b>LAND SIZE</b>	3.877 Acres (168,794 SF)
<b>LOCATION</b>	NWQ 120th Street and Hwy 61
<b>SALE PRICE</b>	Negotiable
<b>GROUND LEASE</b>	Negotiable
<b>TAX 2023</b>	\$2,242
<b>COUNTY</b>	Washington



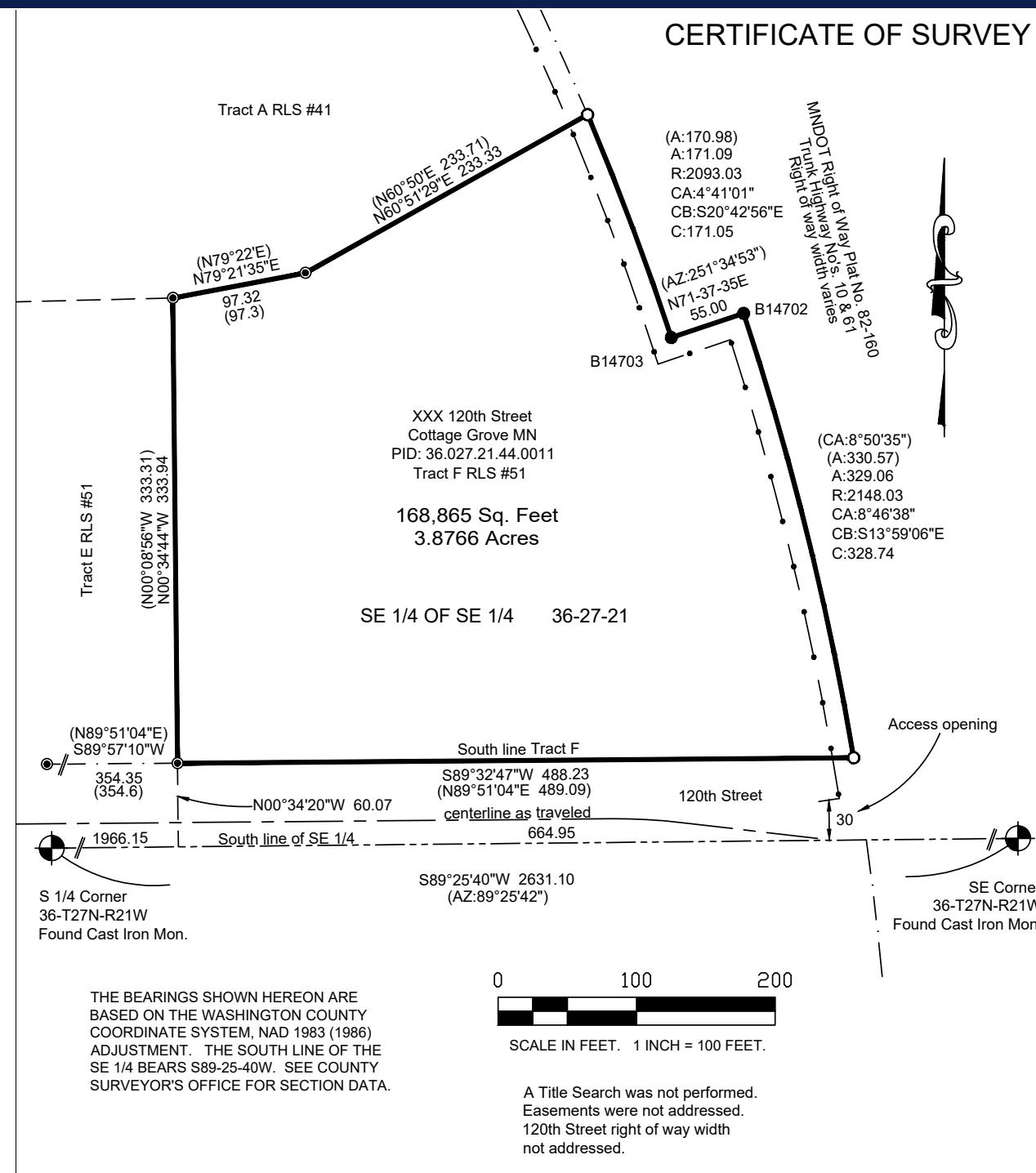
#### HIGHLIGHTS

- Near Allina Health United Hospital
- Excellent 1-mile household income of \$181,917
- Well located near Fleet Farm, Target, Menard's, Hy-Vee, Walmart, TJ Maxx, HomeGoods and more
- 18 miles from St. Paul
- Great land site for development opportunity
- Potential medical, office, C-Store, retail, multi-family
- 35,000 vehicles per day
- Potential use for Banks or Credit Unions
- Well requirement: Drilling for new well will require appropriate permitting protocol

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	553	9,629	39,937
MEDIAN AGE	51.1	41.2	39.4
MEDIAN HH INCOME	\$148,375	\$81,265	\$93,611
AVERAGE HH INCOME	\$181,917	\$109,908	\$121,252



CERTIFICATE OF SURVEY







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