



COTTAGE GROVE LAND

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



DRONE VIDEO



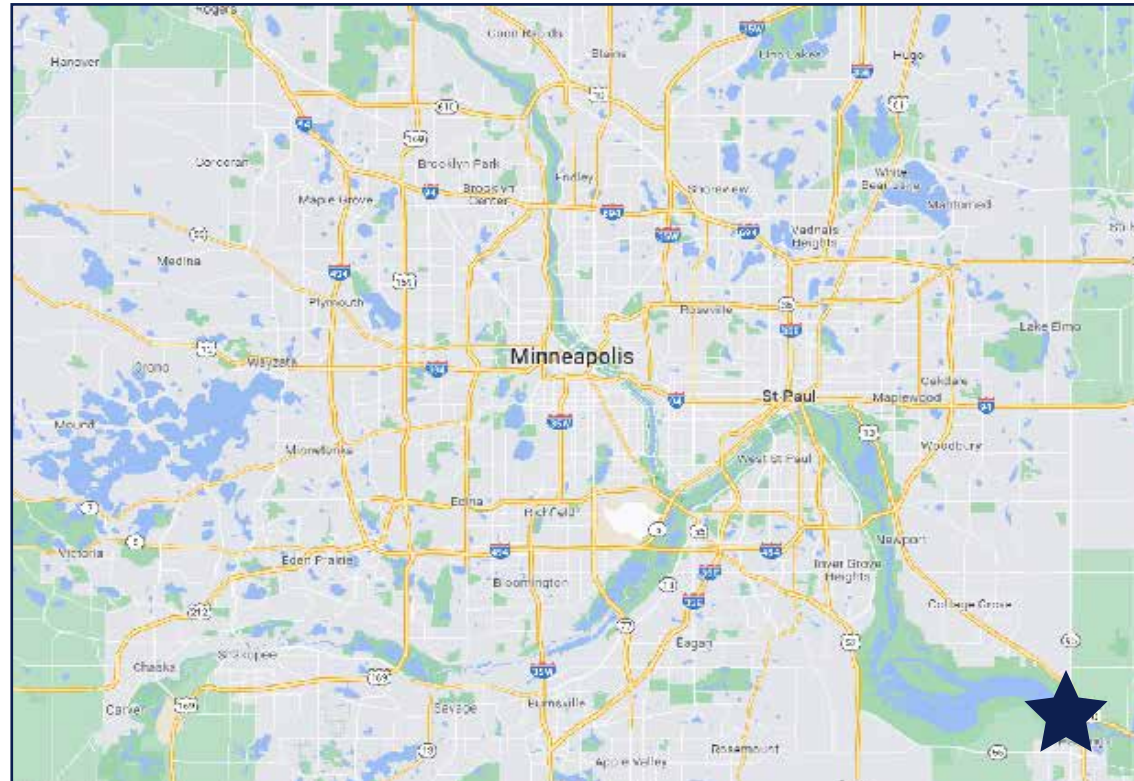
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

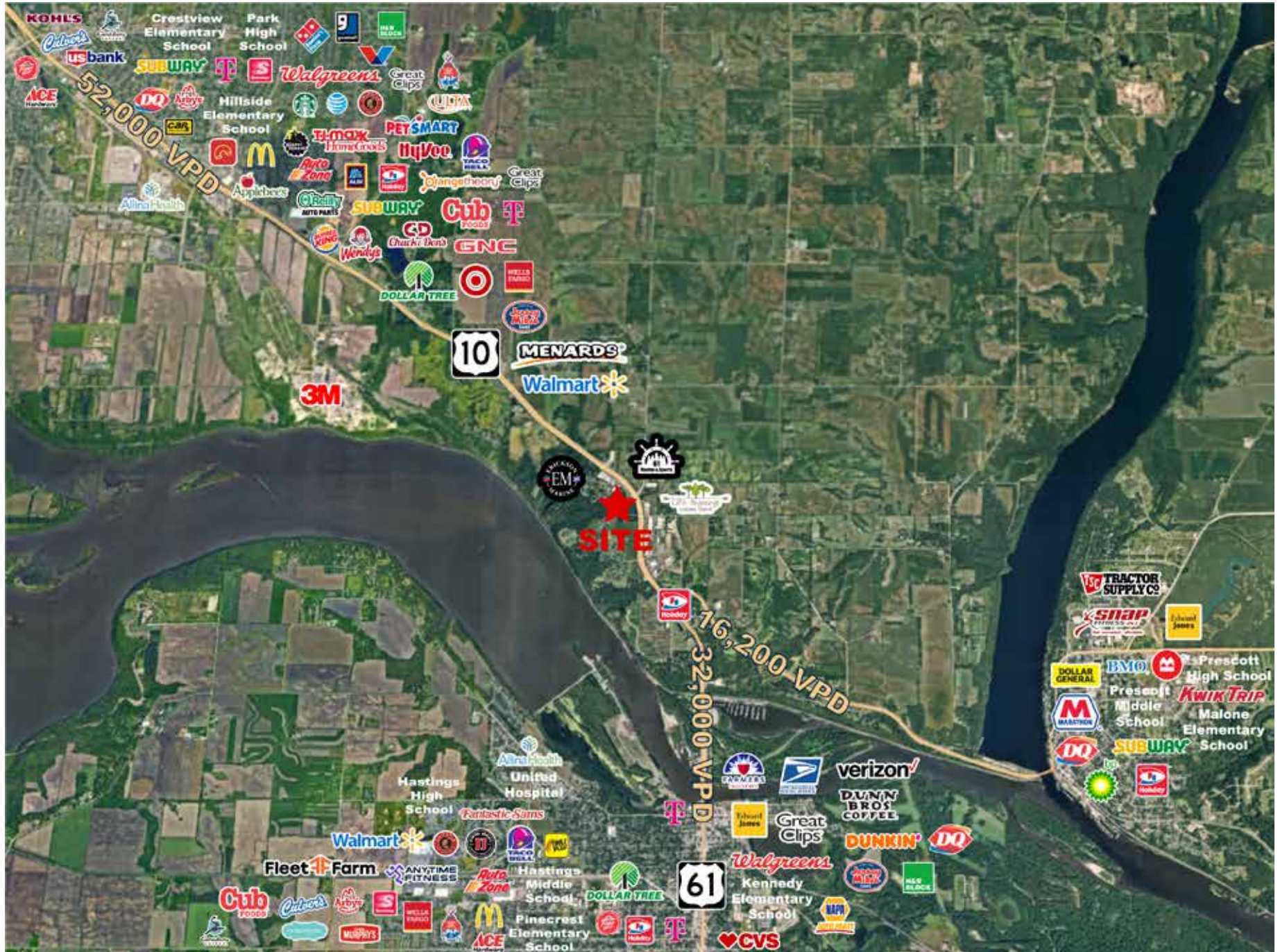
ADDRESS	11991 120th St S
CITY, STATE ZIP	Cottage Grove, MN 55033
LAND SIZE	3.877 Acres (168,794 SF)
LOCATION	NWQ 120th Street and Hwy 61
SALE PRICE	Negotiable
GROUND LEASE	Negotiable
TAX 2023	\$2,242
COUNTY	Washington

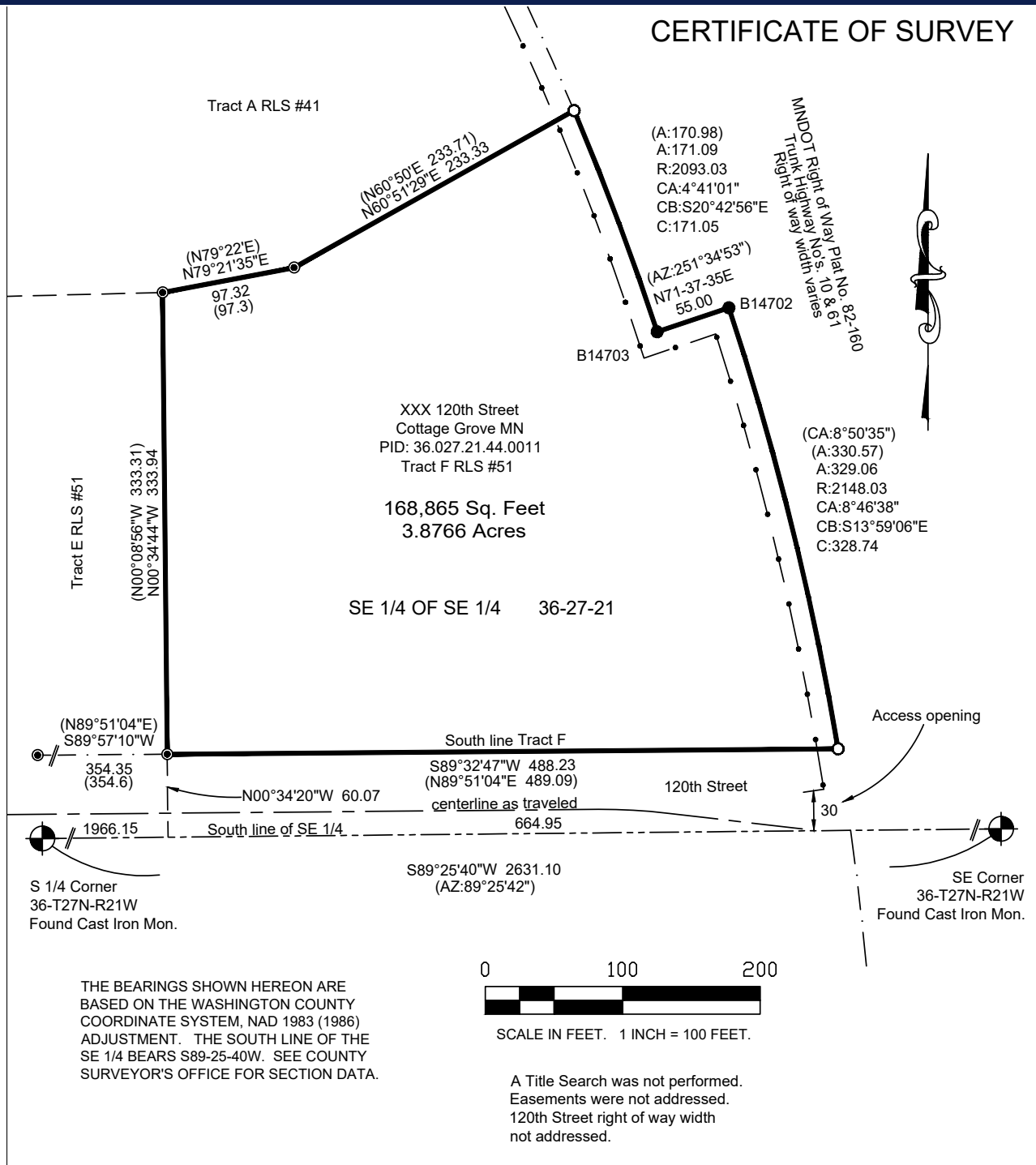


HIGHLIGHTS

- 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









UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.