

HIGHLY VISIBLE LAND OTSEGO, MN



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SWQ of MN-101 & River Road NE

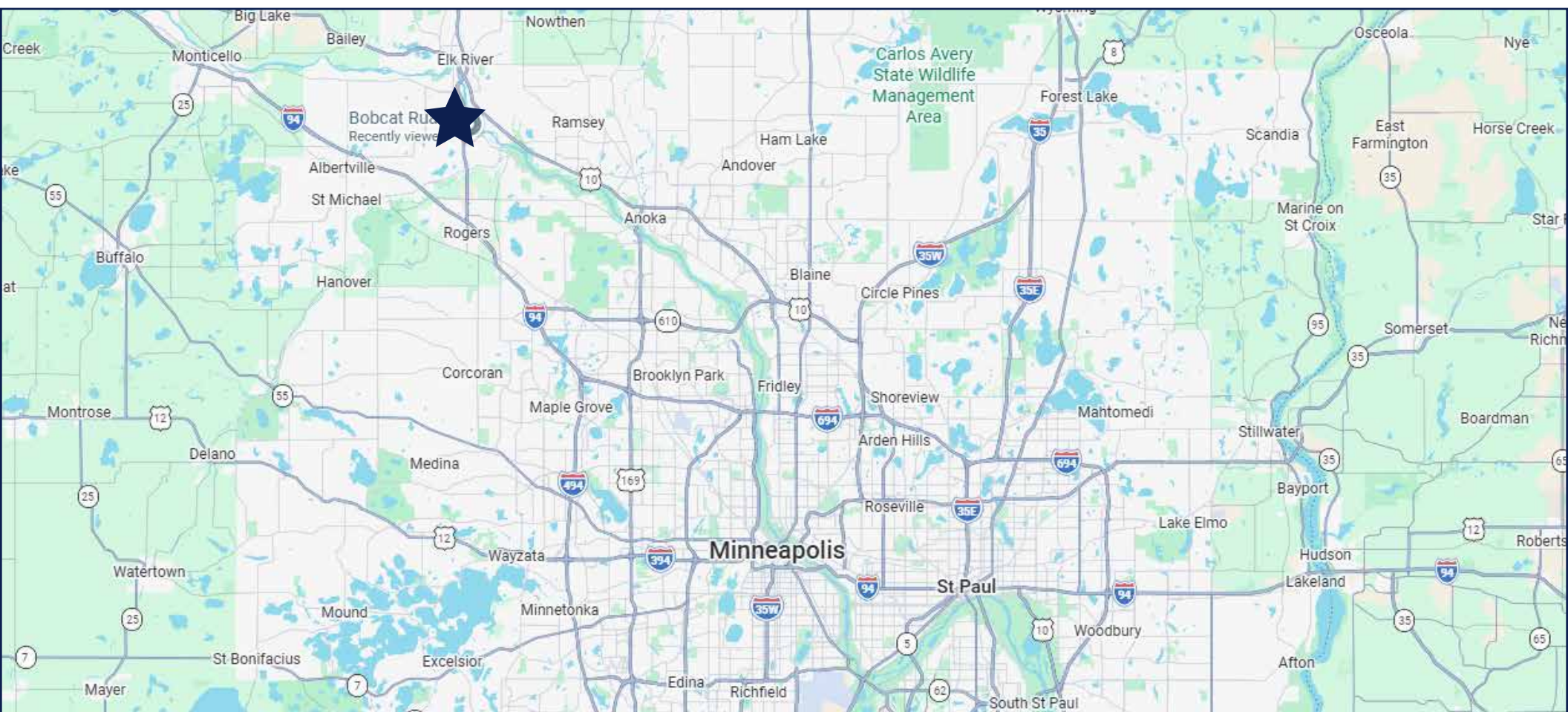
Otsego, MN

<u>PARCEL 1</u>	<u>PARCEL 2</u>	<u>BOTH PARCELS</u>
Size: 1.42 Acres	Size: 0.77 Acres	Size: 2.19 Acres
Price: Negotiable	Price: Negotiable	Price: Negotiable
Taxes: \$5,196	Taxes: \$2,200	Taxes: \$7,396

HIGHLIGHTS

- 54,741 vehicles per day on MN-101 directly fronting the site, with anchor 33,846 VPD on US-10 across the Mississippi.
- Buy one or both. Two contiguous parcels - flexible for a single user or two-tenant pad split.
- Positioned at the MN-101 & River Road NE intersection, the primary north-south route between Otsego and the Elk River retail corridor.
- Straight-line MN-101 access to use the US-169 retail node anchored by Walmart, Target, Aldi, Coborn’s, Tractor Supply, and Starbucks.
- 70,522 residents within five miles earning a \$124,081 median household income - well above the metro average.
- New construction underway on the abutting parcel to the west, with continued residential growth throughout the Otsego-Elk River corridor.

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	3,692	21,295	70,522
MEDIAN AGE	36.6	37.7	37.4
MEDIAN HH INCOME	\$95,629	\$118,735	\$124,081
AVERAGE HH INCOME	\$115,674	\$133,948	\$147,648









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