



Darkenwald
Real Estate, LLC

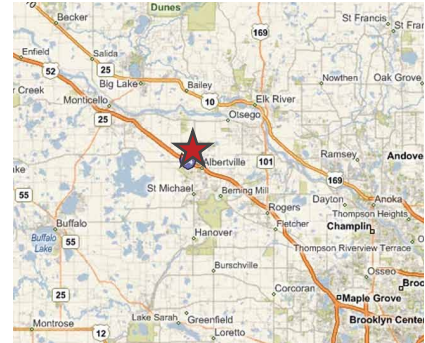
Land For Sale
Kadler Avenue, and I-94 Albertville, MN 55465



Land For Sale

2.3 to 81 Usable Acres
Albertville, MN

- The property has a 1/2 mile of freeway frontage on I-94 between Minneapolis and St. Cloud. The estimated traffic counts on I-94 are over **80,000** vehicles per day.
- The site is contiguous to the Albertville Premium Outlets which draws an estimated **5,000,000** visitors per year.



For More Information Contact

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The information in this brochure has been obtained from sources deemed reliable. Though we do not doubt its accuracy, some variations in the information may be present. Any estimates, opinions, assumptions or projections are used only for example, and do not reflect future performance of the property. It is your responsibility to confirm its accuracy and completeness.

Updated: 07/19/10



Site Information

Location Kadler Avenue and I-94 in Albertville, MN 55465
Description 81 usable acres of commercial land next to the Albertville Premium Outlets
Zoning I-2 Industrial, guide planned B3 highway commercial

Demographics

	<u>5 miles</u>	<u>7 miles</u>	<u>10 miles</u>
Population	33,437	69,755	121,519
Average Household Income	\$89,075	\$86,685	\$90,802
Median Household Income	\$81,256	\$78,384	\$80,887

Area Attractions

Albertville Premium Outlets - Which includes all but not only Ralph Lauren, Nike, Old Navy, Levi, and 430,000 square feet of other retail stores.

Property Details

- 81 Usable Acres
- Traffic Counts: 80,000 vpd on I-94 and 17,400 vpd on County Road 19
- The property has a ½ mile of freeway frontage on I-94 between Minneapolis and St. Cloud. The estimated traffic counts on I-94 are over 80,000 cars per day.
- The I-94 corridor between Minneapolis and St. Cloud is the 3rd fastest growing corridor in the nation.
- The site is contiguous to the Albertville Premium Outlets which was ranked in the top 20 outlet malls in the country based on sales per square foot. The manager of the mall has been quoted saying that there are over 5,000,000 visitors per year. The current size of the mall is 430,000 square feet and is smaller than most of the models they are now building. The current owner/manager of the mall is Chelsea Property Group which is owned by Simon Properties.



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