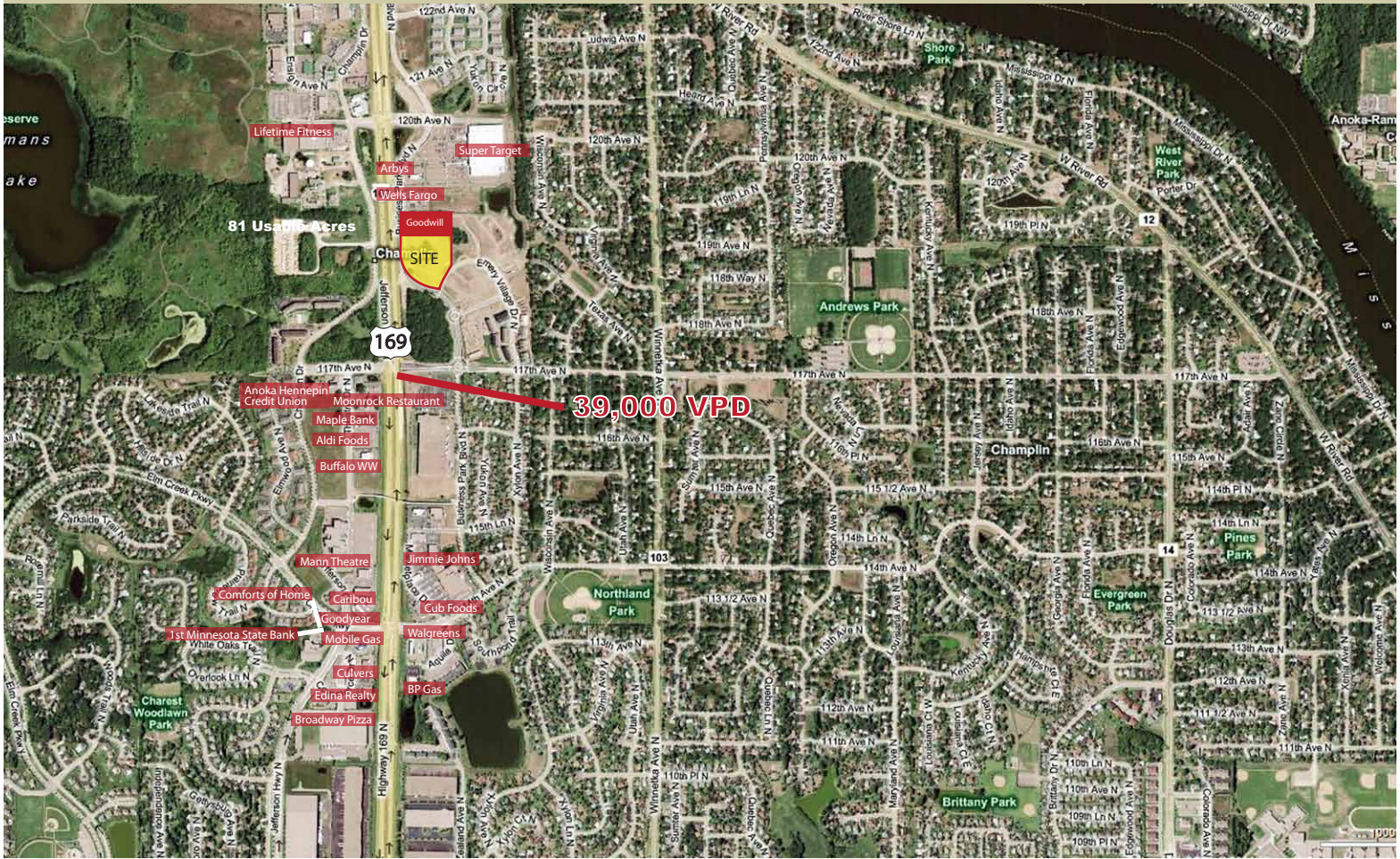




Darkenwald
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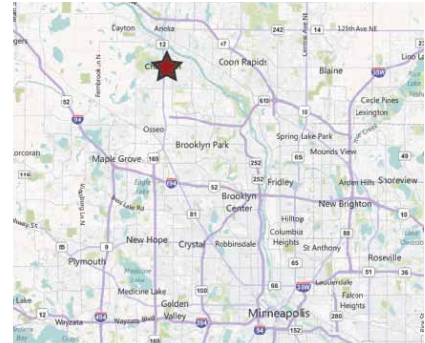
Land For Sale, Build to Suit or Lease

Highway 169, Between 117th Ave N. and 120th Ave N., Champlin MN



Land For Sale, Build to Suit or Lease

Highway 169, Champlin, MN



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: 04/15/11



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Site Information

Location East side of Hwy 169 between 117th Ave N. and 120th Ave N.
Emery Square, Champlin MN

Description 4.5 acres (will sub-divide) available in a 7 acre commercial
development

Zoning PUD approved Commercial Development

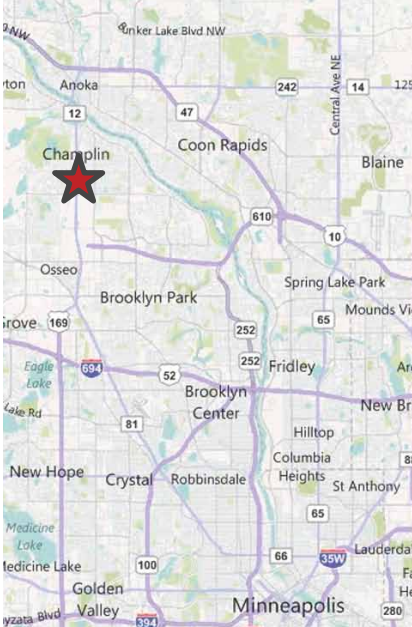
Traffic Counts 39,000 vehicles per day

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	9,583	60,073	151,355
Average Household Income	\$103,550	\$84,278	\$88,226
Median Household Income	\$97,979	\$76,598	\$78,963

Area Features

Highway 169 access on 120th Ave N, anchored by Super Target,
Wells Fargo and Arby's.



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Updated: 4/15/2011

