



# PROPERTY SUMMARY

**LOCATION:** 8059 Hwy 65 | Spring Lake Park, MN

**LAND AREA:** 27,878 SF

**HIGHLIGHTS:**

- Drive-thru possible
- Easy access and great visibility to Hwy 65
- Build-to-suit, sale or ground lease available
- Adjacent to Spring Lake Park HS & Hy-Vee

## FOR SALE OR LEASE

**AVAILABLE:** 0.64 acres

## TRAFFIC COUNTS

**HWY 65:** 34,202 vpd

**81ST AVE NE:** 9,414 vpd

## DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	11,213	75,055	215,456
Households	5,009	26,751	75,872
Average HH Income	\$95,110	\$101,117	\$107,220
Median HH Income	\$79,194	\$81,292	\$83,636

### contacts SALE OR LEASE

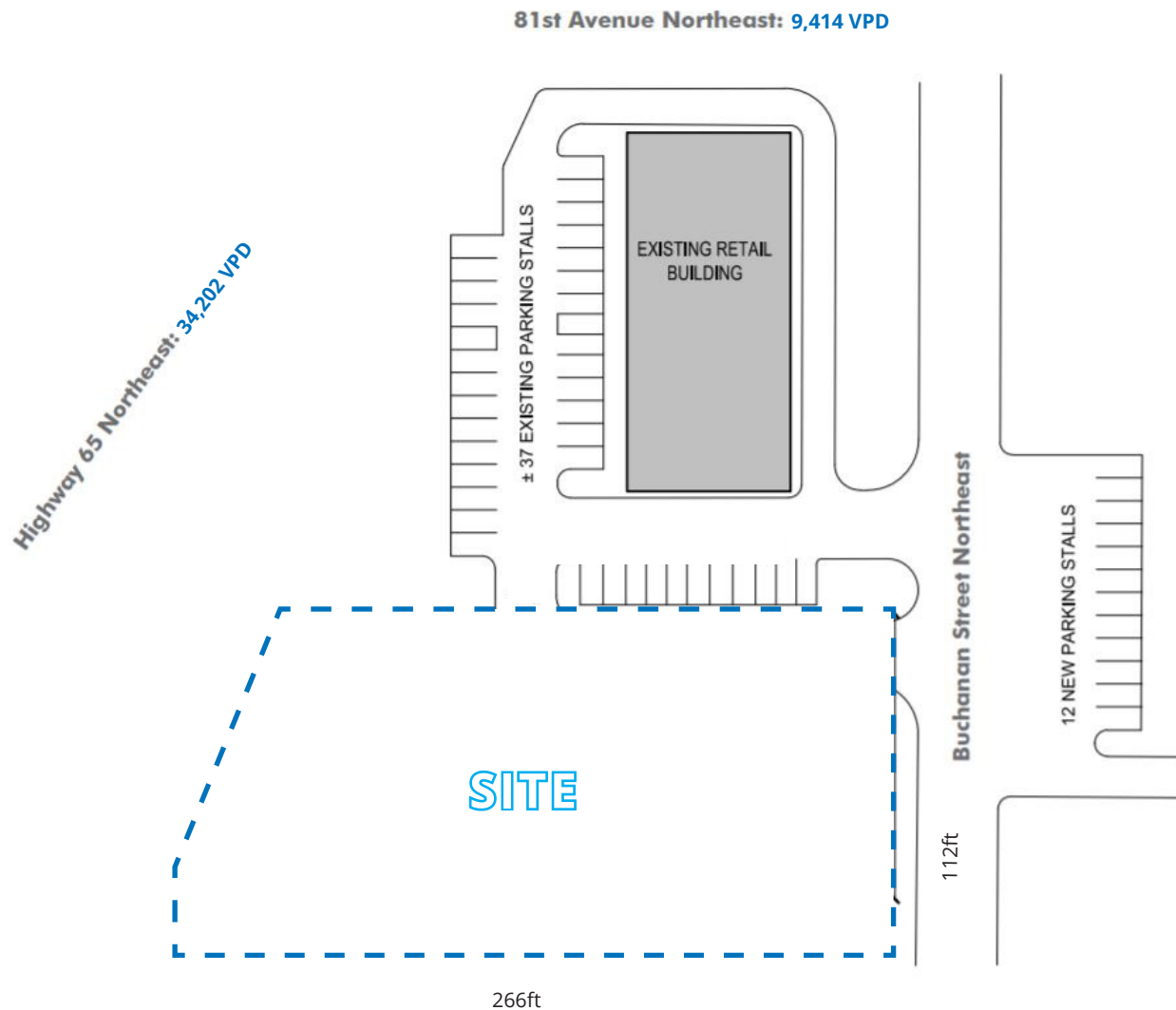
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## AREA TENANTS



# PROPERTY SITE PLAN



## contacts SALE OR LEASE

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