

Property Details

A highly visible 0.79-acre land parcel (34,617 SF) is available for sale at the intersection of Cedar Street and Oakwood Drive E. The property is zoned B-3 (Highway Commercial District), allowing for a wide range of uses. The surrounding area features a strong mix of automotive uses, retail, hospitality, and multifamily residential.

LOCATION

- Southwest Corner of Cedar St & Oakwood Dr. | Monticello, MN

LOT SIZE

- 0.79 AC (34,617 SF)

PID

- 155-079-001010

Co-Tenant Retailers



TRAFFIC COUNTS

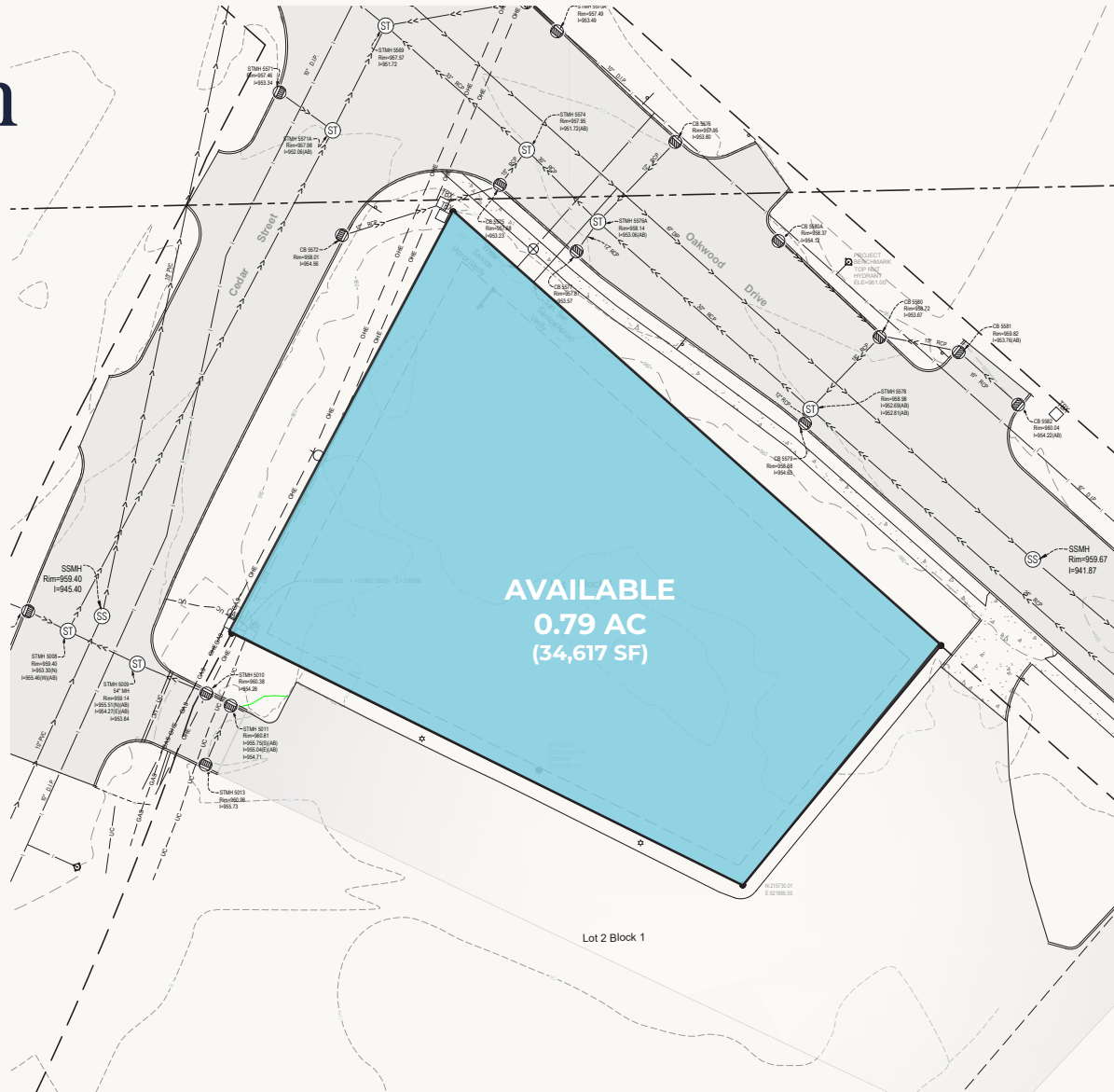
- 3,506 VPD - Cedar Street
- 3,570 VPD - Oakwood Drive E

Demographics

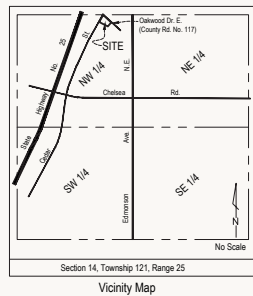
RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	5,061	18,182	32,408
DAYTIME POPULATION	7,691	17,839	27,665
MEDIAN HH INCOME	\$72,230	\$86,169	\$94,013
AVERAGE HH INCOME	\$85,121	\$99,870	\$109,241

*Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars

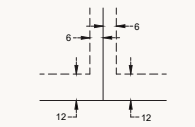
Civil Plan



Final Plat

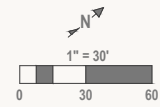


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines as shown on the plat.

- Denotes 1/2 inch iron pipe monument found.
 - Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 48176.
- No monument symbols shown at any statute required location indicates a plat monument that will be set, and which shall be in place within one year of the recording date of the plat; monuments shall be 1/2 inch by 14 inch iron pipe marked by License Number 48176.
- Bearings shown are based upon an assumed datum.





 Transwestern

Brad Kaplan

(612) 359-1625 | brad.kaplan@transwestern.com

 REALTY
RESOURCES
MEMBER