



SITE

OLD NATIONAL BANK

UNITED STATES POSTAL SERVICE

FARMERS INSURANCE

Linn

MOCHA monkey

SNAP FITNESS
SUBWAY

Holiday

MN HIGHWAY 7 9,612 VPD

COUNTY RD 92 8,699 VPD

KWIK TRIP

1.38 AC | ST. BONIFACIUS LAND

FOR SALE OR GROUND LEASE | 8910 Hwy 7 | St. Bonifacius, MN 55375

PROPERTY SUMMARY

LOCATION: 8910 Highway 7 | St. Bonifacius, MN 55375
LAND SIZE: 1.38 acres total (60,113 sq. ft.)
PARCEL: Hennepin County PID#: 31-117-24-11-0111
ZONING: Commercial: Retail
PRICING: \$12.00 PSF / \$721,353.00
2024 TAXES: \$7,845.70
HIGHLIGHTS: Available For Sale or Ground Lease
Excellent access and visibility to Highway 7
High household incomes
Strong growing trade area

TRAFFIC COUNTS

MN HIGHWAY 7: 9,612 vpd

HENNEPIN COUNTY ROAD 92: 8,699 vpd

DRIVE TIME DEMOGRAPHICS

RADIUS:	5 MINUTES	10 MINUTES	15 MINUTES
Population	4,069	27,219	80,954
Daytime Population	3,242	25,152	68,961
Average HH Income	\$156,046	\$167,115	\$173,579
Median HH Income	\$123,669	\$127,945	\$129,491

Sources: ESRI 2024 est. & MN Dept of Transportation 2023 Study avgs are per day total cars

PARCEL



contacts LAND SALE

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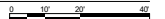
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8910 HWY 7, ST. BONIFACIUS, MN

CONCEPT SITE PLAN

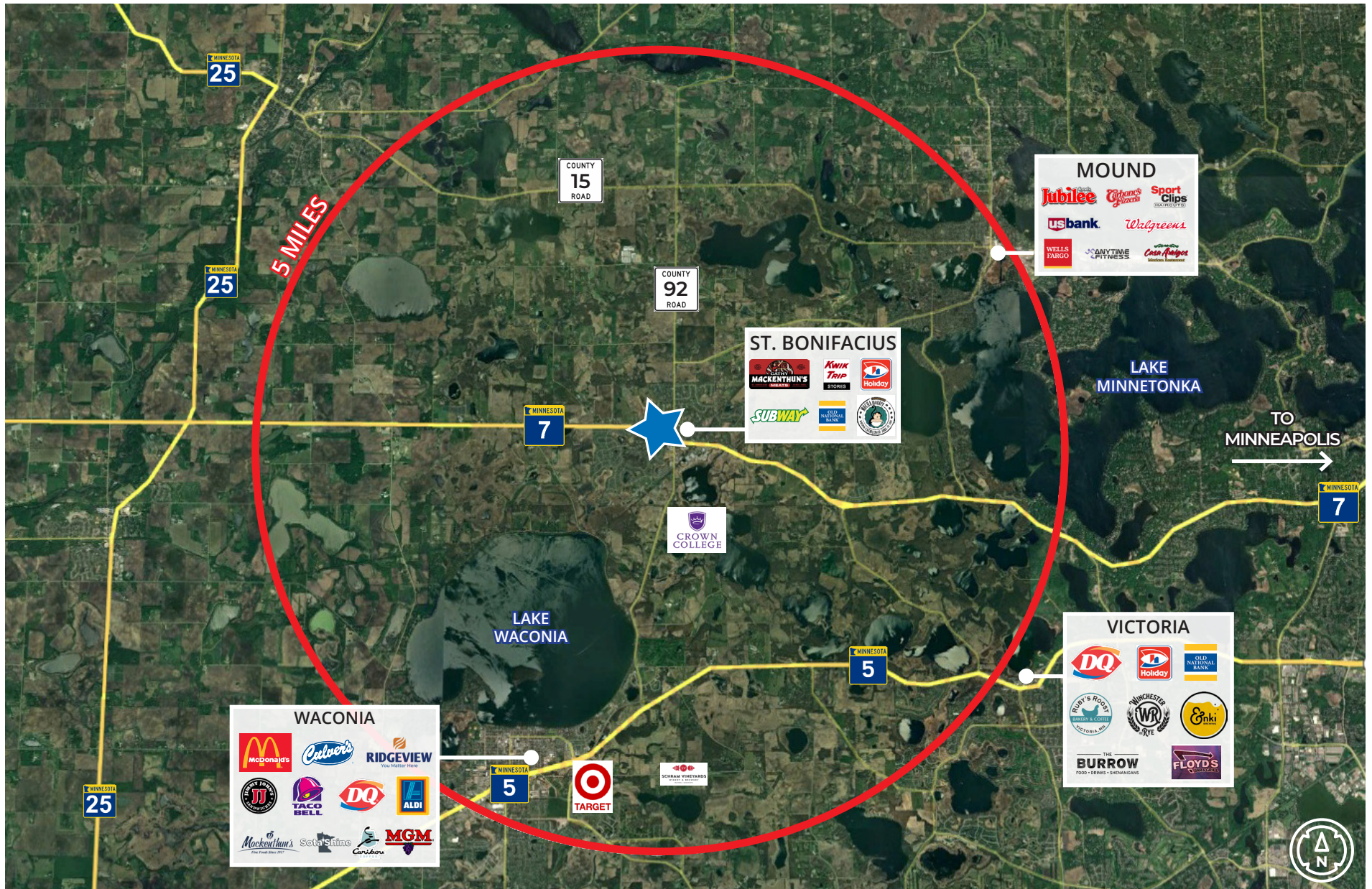


1 Concept Site Plan



8910 HWY 7, ST. BONIFACIUS, MN

5-MILE AREA



contacts
LAND SALE

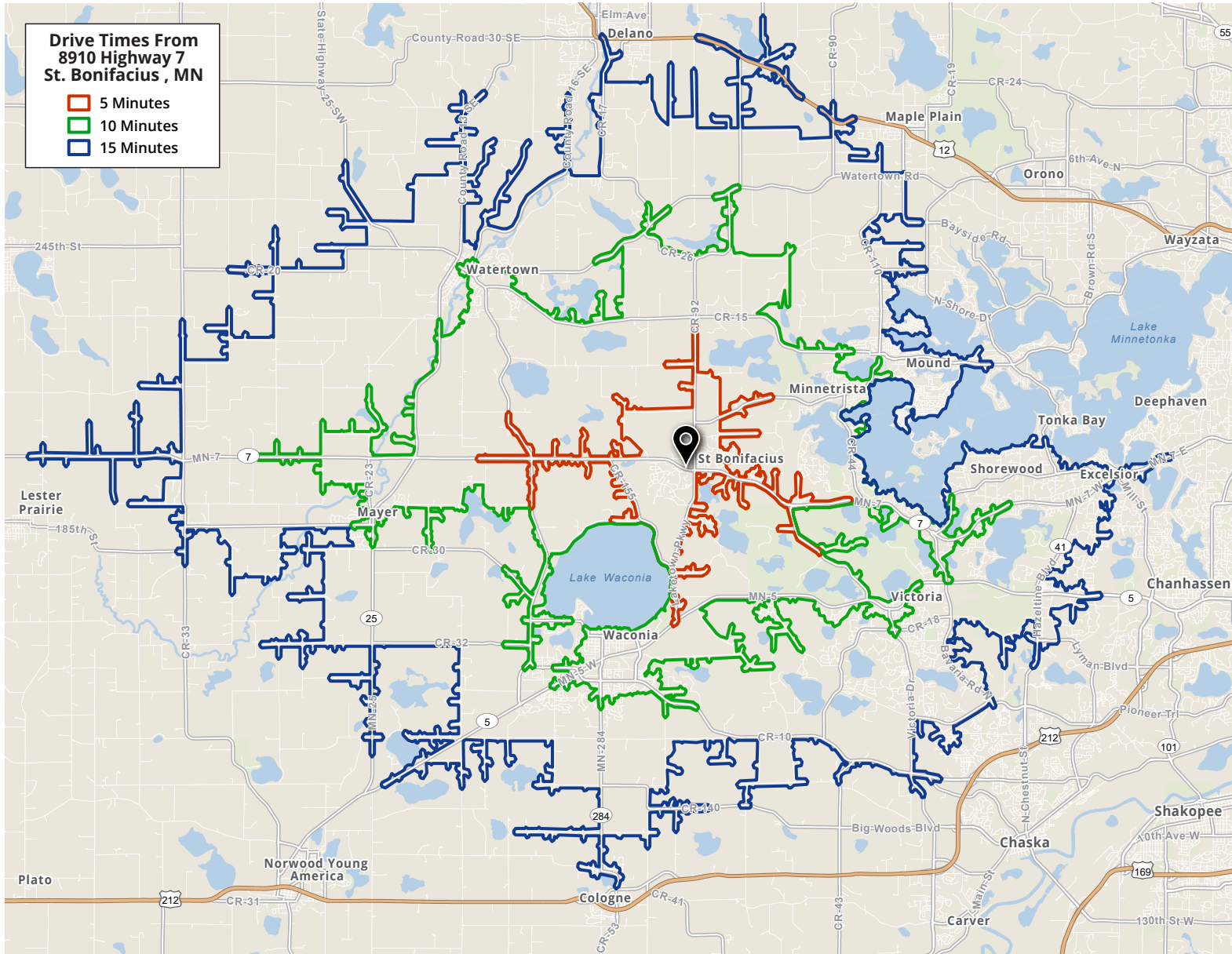
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8910 HWY 7

5-10-15 MILE DRIVE TIME MAP



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