



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Land FOR SALE

xxx West School Road, Monticello, MN 55362



Jefferson Commons 7.2 Acres (Divisible)

PROPERTY INFORMATION

- * Sale Price **\$5.00 - \$7.00/ PSF**
- * Land Size: 7.2 Acres (Divisible)
- * Zoning: B-4 Regional Business
- * Wright County PID - 155-164-000030
- * FiberNet Monticello - Fiber Optic Services
- * City Incentives
- * Great location for
 - Hotels
 - Retail
 - Restaurants
 - Office
 - Medical



Contact:

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Join the Growing
Highway 25
Corridor



TRAFFIC COUNTS - 2015

- * I-94 - 53,000 VPD
- * Highway 25 - 25,500 VPD

PROPERTY DETAILS

- * Quick and easy access to Hwy 25 and I-94
- * Located next to River City Extreme (bowling and entertainment complex) and Monticello 15 theatre)

Monticello Demographics			
Demographics - 2014	1-Mile	3-Mile	5-Mile
Population	4,663	10,079	29,753
Average Age	43	39	39
Average Household Inc.	\$ 52,457	\$ 53,454	\$ 56,536
Median Household Inc.	\$ 45,789	\$ 49,654	\$ 51,938



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