



COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Commercial Land FOR SALE

xxx S. Deegan Ave., Monticello, MN 55362

## Excellent Highway 25 Visibility!

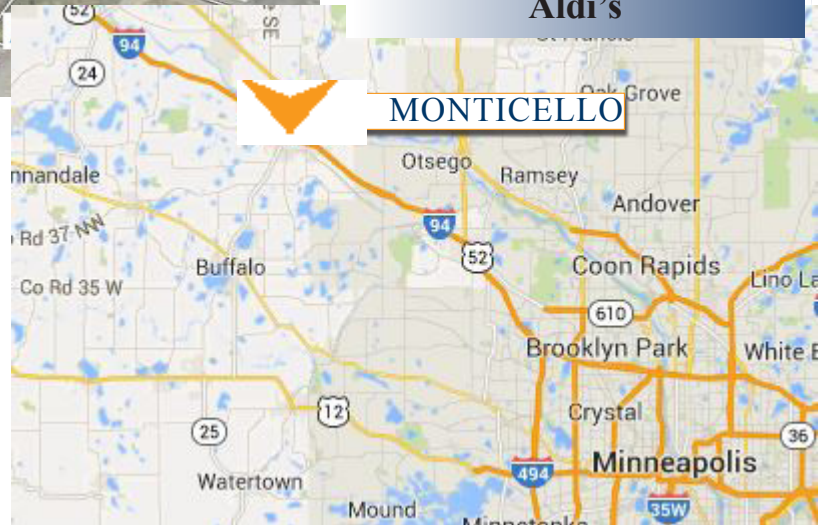
Join the recent  
retailers that have  
built in Monticello:

- Mills Fleet
- Goodwill
- Auto Zone
- Sherburne State Bank
- Aspen Dental
- Aldi's



### PROPERTY INFORMATION

- \* Sales Price **\$8.00/psf**
- \* 2.7 Acre Parcel (Divisible)
- \* Wright County PID 155-176-001020
- \* Zoned B-4 Business District
- \* Highway Visibility with easy access
- \* Businesses in the area include:  
River City Extreme, Applebee's, Arby's,  
Taco John, Culver's, Kwik Trip, Walmart,  
Premier Bank, Buffalo Wild Wing's, O'Reilly  
Auto Parts, Muller Family Theatre, Auto  
Zone, Goodwill, Aspen Dental, Aldi's and  
much more!



**Contact:**  
**WAYNE ELAM**  
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3 Highway 55 West, Buffalo, MN 55313

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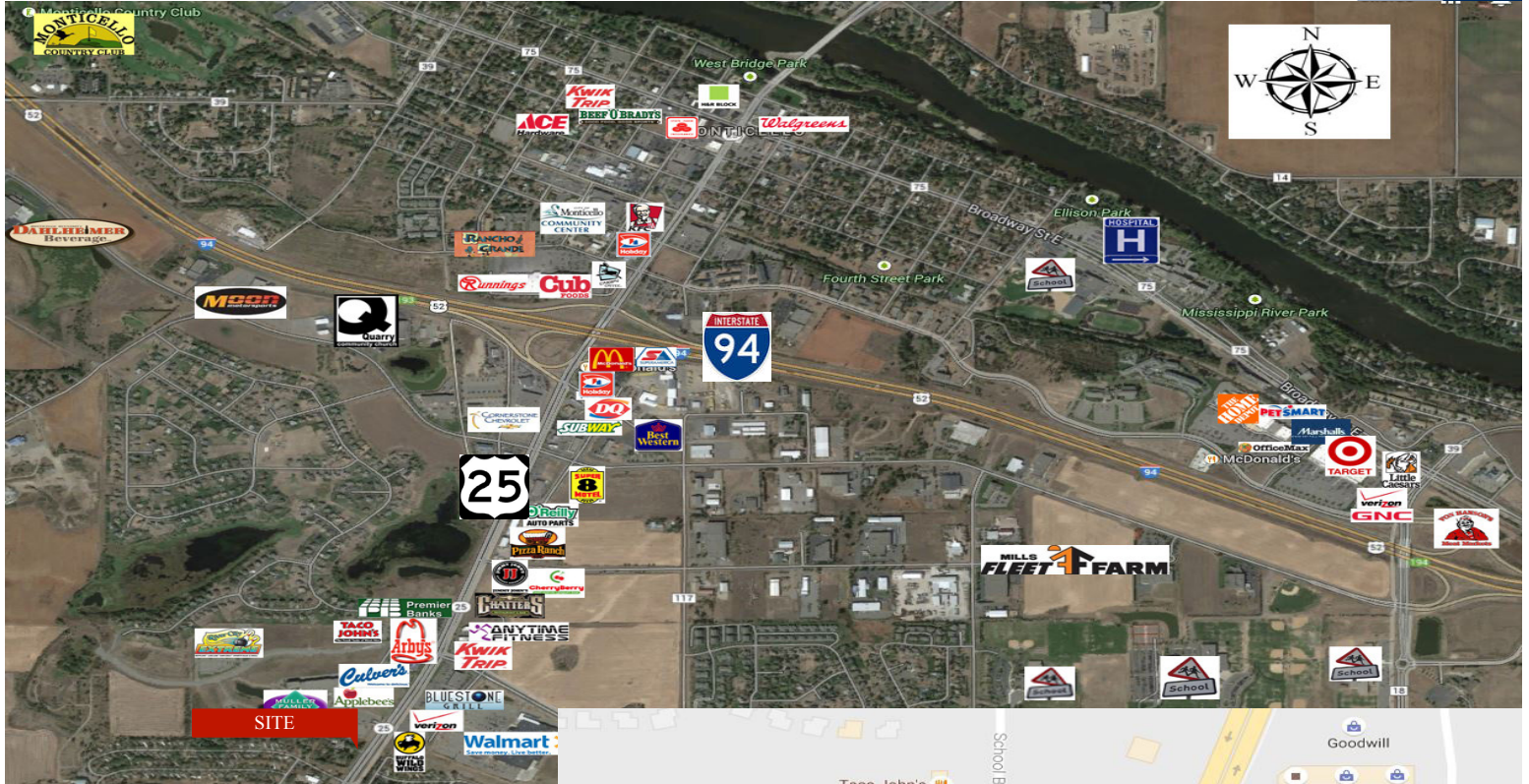


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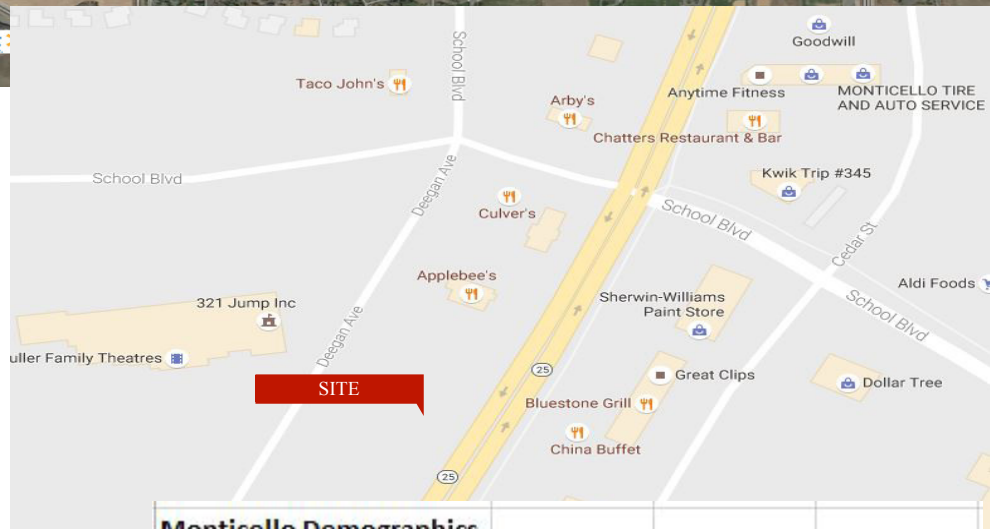
## TRAFFIC COUNTS - 2016

- \* I-94 - 44,000 VPD
- \* Highway 25 - 27,500 VPD
- \* School Blvd. - 1,350 VPD



### PROPERTY INFORMATION

- \* Located West of Highway 25
- \* South side of I-94
- \* Great Highway Visibility



Monticello Demographics				
Demographics - 2015	1-Mile	3-Mile	5-Mile	
Population	6,523	17,185	36,142	
Average Age	38	39	40	
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565	
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978	

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