

2.54 Acres Land

6961 E Point Douglas Road, Cottage Grove, MN



HOME

PROPERTY INFO

AERIALS

SITE PLAN

ZONING

CITY WEBSITE



For more information, please contact:

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Property Highlights

- Exceptional visibility and access from Highway 61
- Fully graded with utilities and roads to the site
- 52,000 vehicles per day on Highway 61
- Neighboring retail: Home Depot, Hy-Vee, Kohl's, Walgreen's, Kindercare, Ruby Tuesday, and more.
- Comforts of Home senior development adjacent to the available sites
- Dominion senior development adjacent to the site

Property Information

Location	6961 Point Douglas Rd Cottage Grove, MN
PID	07.027.21.44.0025
Parcel Size	2.54 acres
Property Tax	\$15,336.00
Zoning	B-1 Limited Business
Guided	Commercial / Retail Zoning
Price	Negotiable

Traffic Counts

	Vehicles Per Day (VPD)
Highway 61	52,000 VPD
80th St S	24,000 VPD



Demographics

	1 Mile	3 Miles	5 Miles
Population	9,361	45,631	86,961
Households	3,456	15,967	32,308
Average HH Income	82,619	94,600	96,323
Daytime Population	2,027	9,524	23,824

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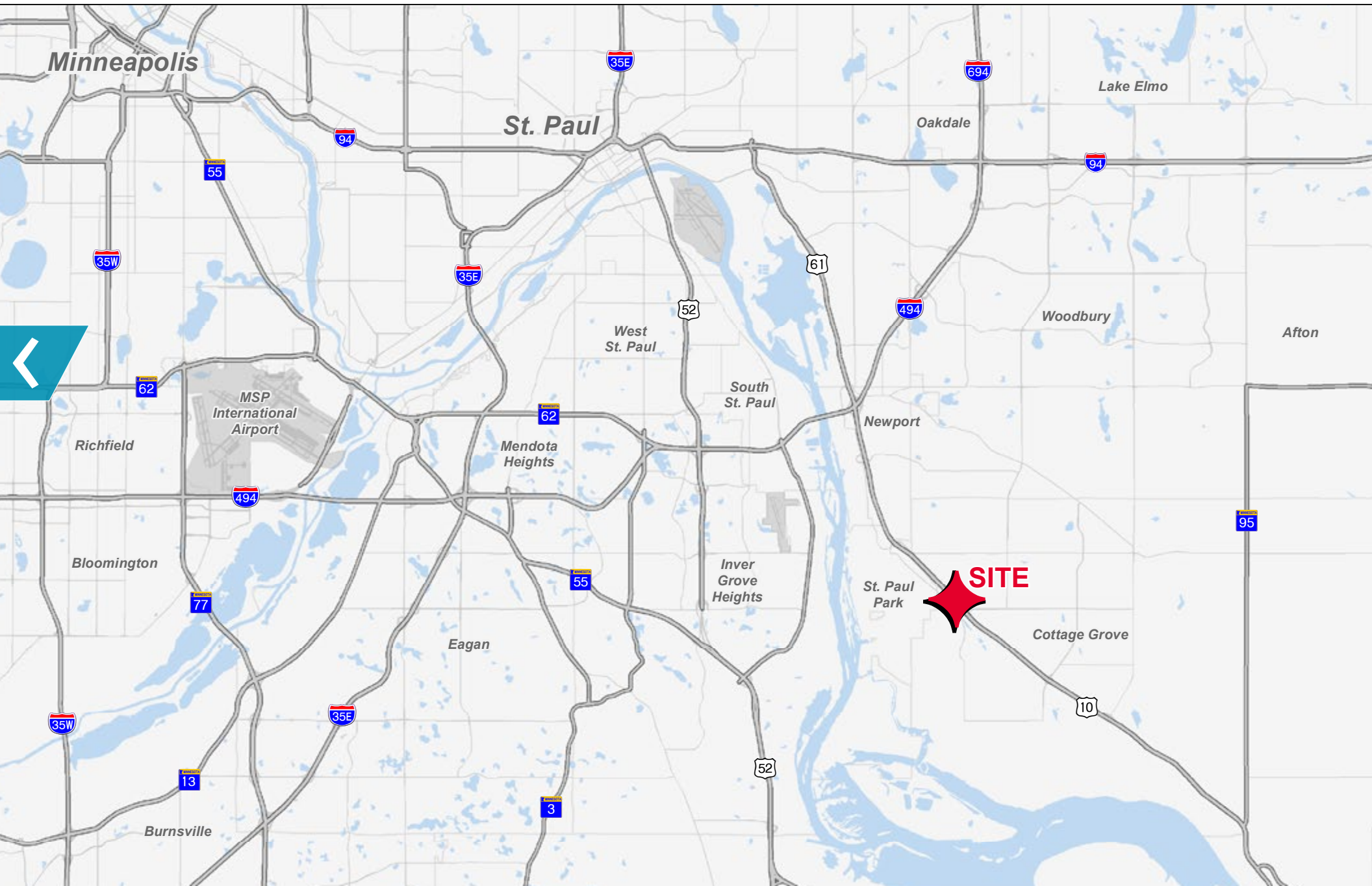
[PROPERTY INFO](#)

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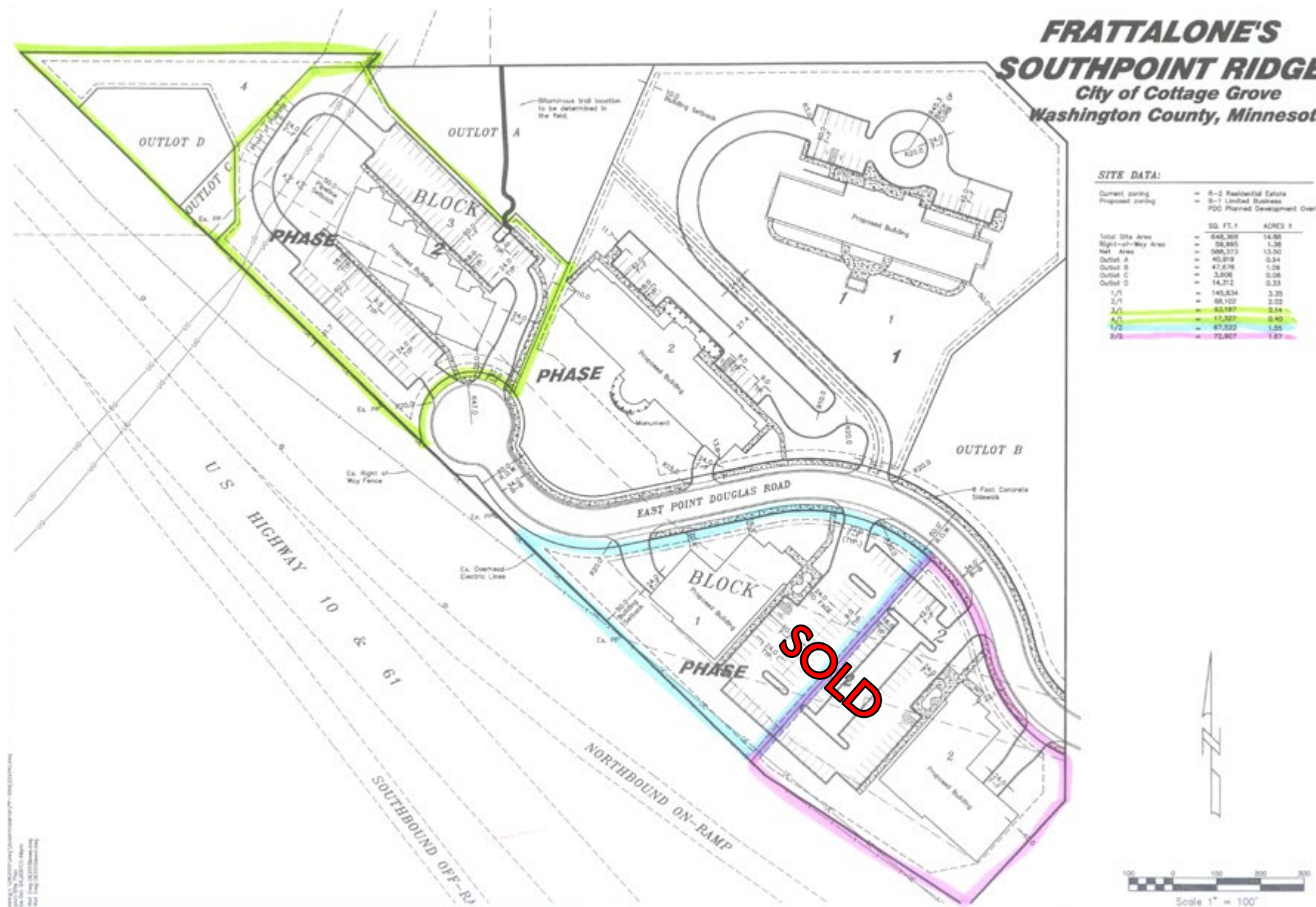
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Property Highlights



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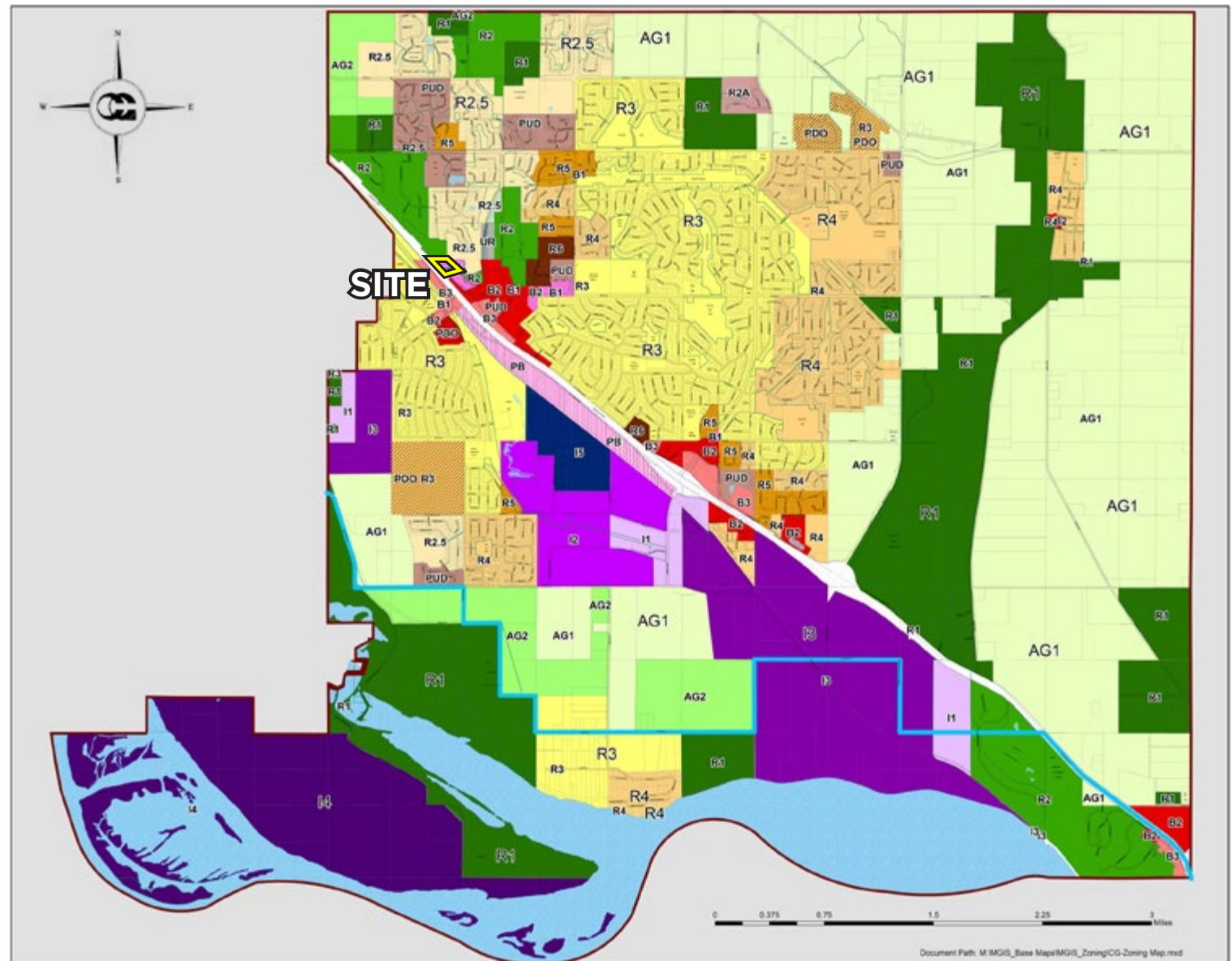
Zoning Map

Zoned B-1 Limited Business



Legend

- Critical Area
- ROAD_CENTERLINES
- ROAD_CENTERLINES
- CG City Boundary
- Wetland
- Park and Open Space
- Mississippi River
- Zoning Overlays
- Zoning
- PDO - Planned Development Overlay
- AG1 - Agricultural Preservation
- AG2 - Agricultural
- B1 - Limited Business**
- B2 - Retail Business
- B3 - General Business
- I14 - Limited Industrial
- I2 - General Industry
- I3 - Heavy Industry
- I4 - Commercial Excavation
- I5 - Railroad Access
- PB - Planned Business
- PUD - Planned Unit Development
- R1 - Rural Residential
- R2 - Residential Estate
- R2.5 - Residential Single Family
- R2A - Residential Estate
- R3 - Single Family Residential
- R4 - Low Density Residential
- R5 - Medium Density Residential
- R6 - High Density Residential
- UR - Urban Reserve



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