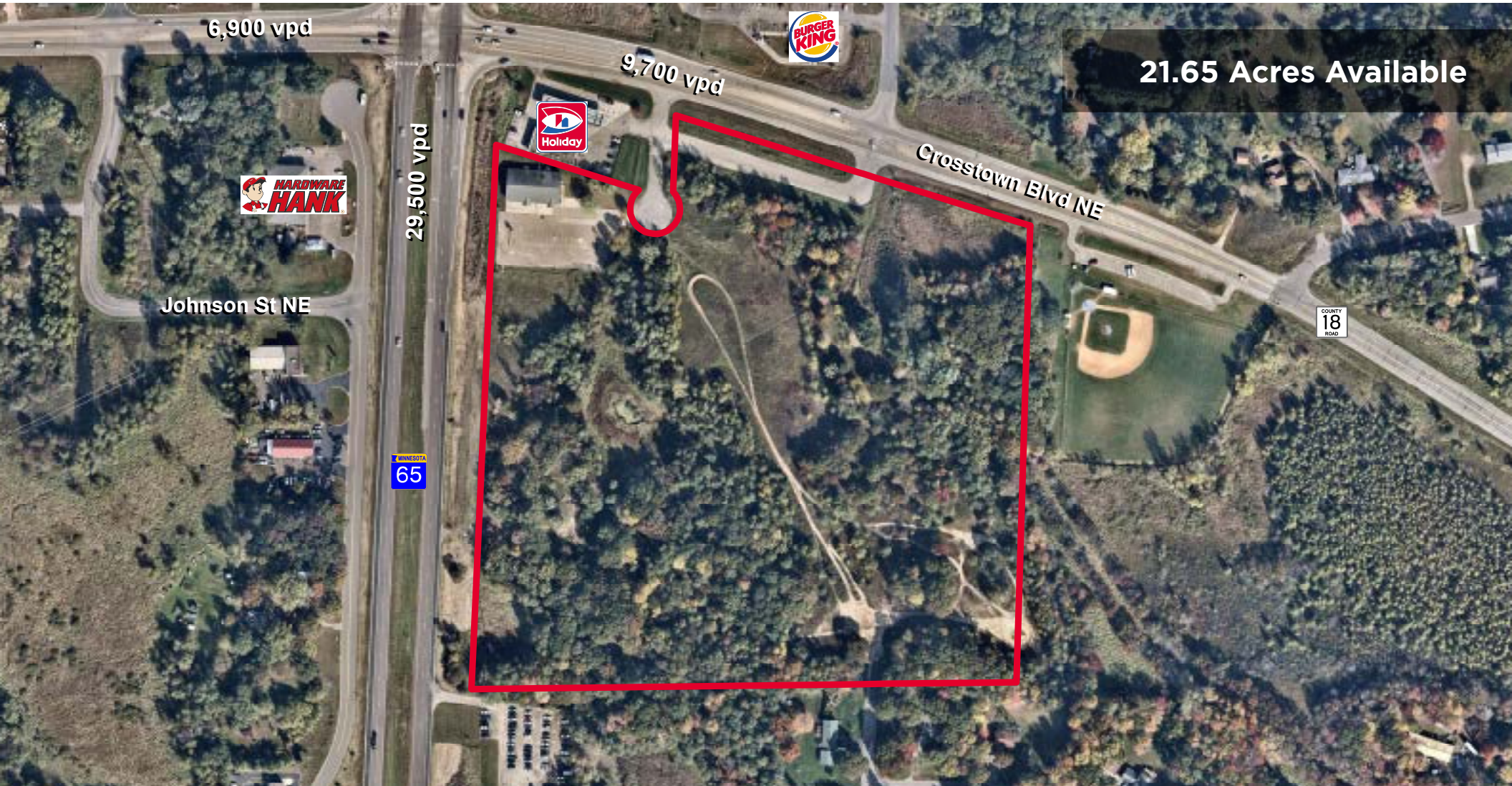


Holiday Stationstores Surplus Land

17331 Highway 65 NE, Ham Lake, MN

[HOME](#)[PROPERTY INFO](#)[AERIALS](#)[ZONING](#)[DEMOGRAPHICS](#)[CITY WEBSITE](#)

21.65 Acres Available

For more information, please contact:

Tom Martin
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Cushman & Wakefield
3500 American Blvd. W. Suite 200
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cushmanwakefield.com

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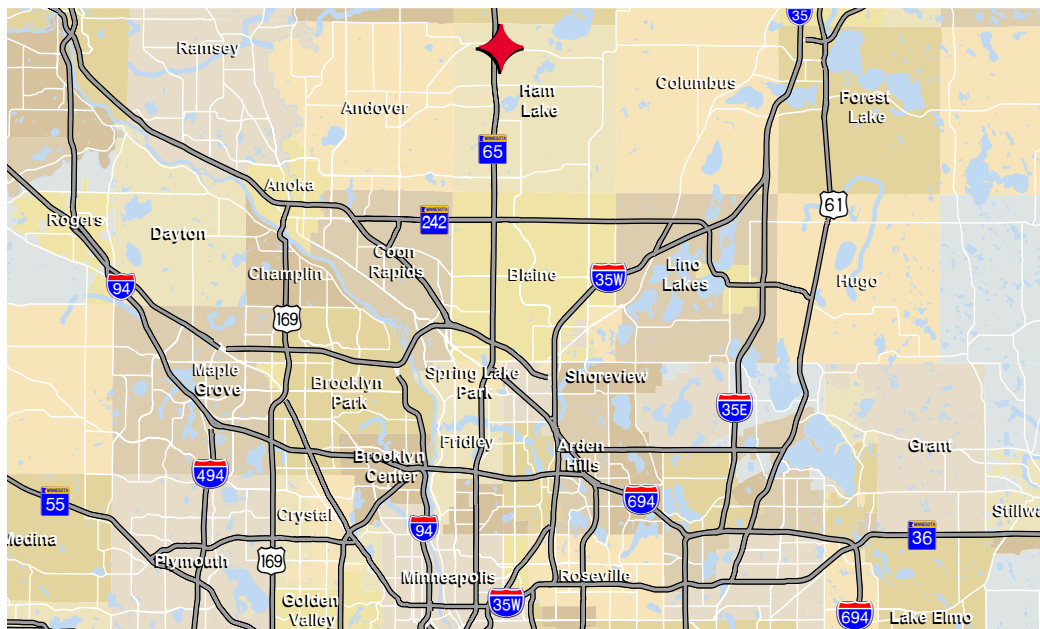
Holiday Stationstores Surplus Land

17331 Highway 65 NE, Ham Lake, MN

[HOME](#)[PROPERTY INFO](#)[AERIALS](#)[ZONING](#)[DEMOGRAPHICS](#)[CITY WEBSITE](#)

Property Highlights

- Commercial District opportunity in Ham Lake
- Easy access to Highway 65
- Visibility along Highway 65
- Wide variety of allowed uses



LAND INFORMATION

Location	Highway 65 & Crosstown Blvd NE
City	Ham Lake
County	Anoka
Lot Size	21.65 acres or 943,074 square feet
PID	05-32-23-43-0016; 05-32-23-43-0017; 05-32-23-43-0002; 05-32-23-43-0003; 05-32-23-43-0004; 05-32-23-43-0005
Zoning	CD-1: Commercial District Tier 1
Sale Price	\$2,350,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,597	10,708	36,683
Households	614	3,794	12,170
Avg. HH Income	\$93,891	\$110,363	\$123,225
Daytime Population	382	2,535	6,109

TRAFFIC COUNTS

	VPD
Highway 65 North of Crosstown Blvd	31,500
Highway 65 South of Crosstown Blvd	29,500
Crosstown Blvd East of Highway 65	8,100

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Holiday Stationstores Surplus Land

17331 Highway 65 NE, Ham Lake, MN



[HOME](#)

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6,900 vpd



9,700 vpd



Johnson St NE

65

Crosstown Blvd NE

COUNTY
18
ROAD



Holiday Stationstores Surplus Land

17331 Highway 65 NE, Ham Lake, MN



HOME

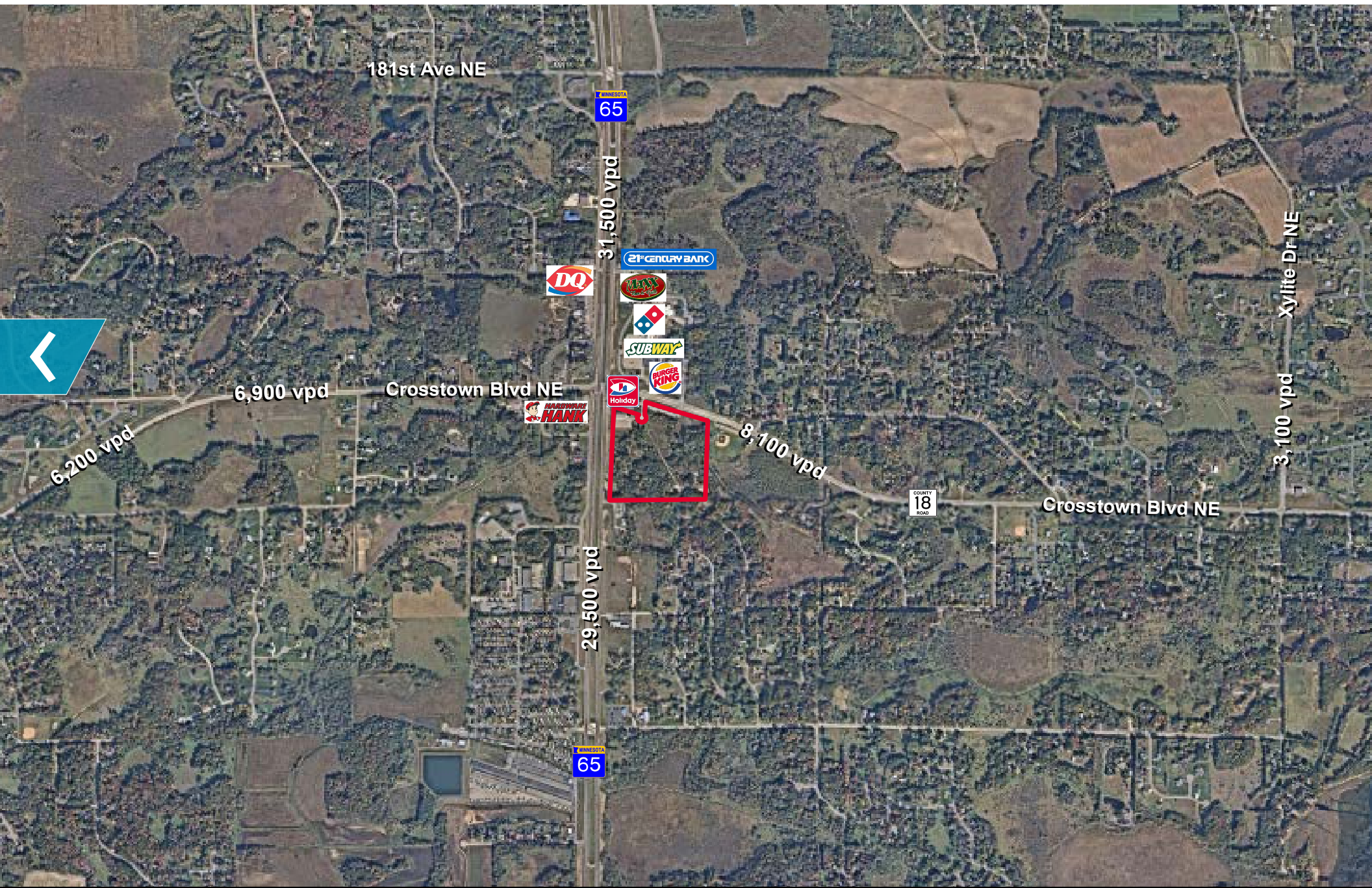
PROPERTY INFO

AERIALS

ZONING

DEMOGRAPHICS

CITY WEBSITE



Holiday Stationstores Surplus Land

17331 Highway 65 NE, Ham Lake, MN



HOME

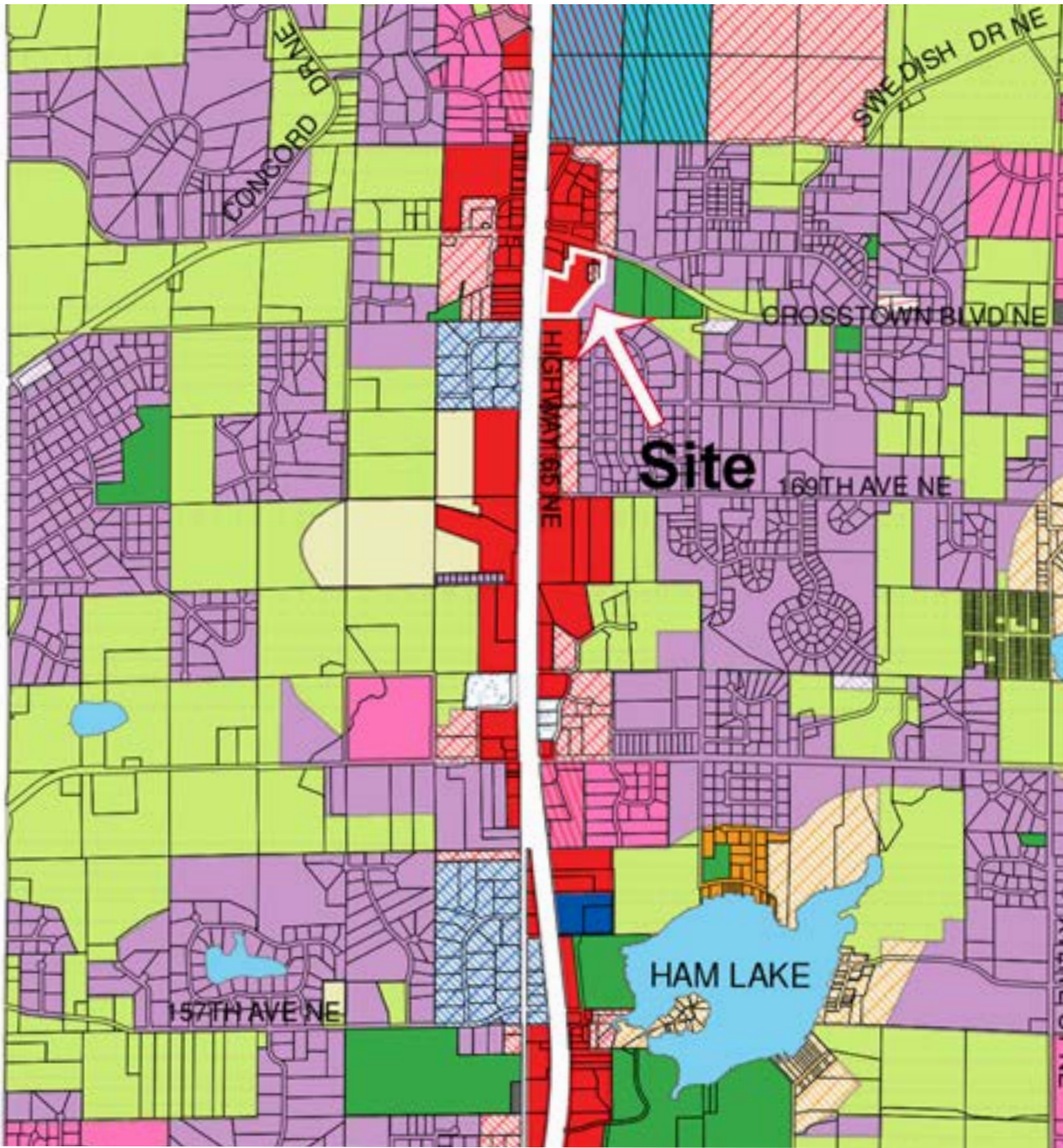
PROPERTY INFO

AERIALS

ZONING

DEMOGRAPHICS

CITY WEBSITE



LEGEND

- Existing Park
- R-A Rural Single Family Residential
- R-1 Single Family Residential
- R-2 Multiple Family Residential
- R-AH Residential-Affordable Housing
- R-M Residential-Manufactured Mobile Homes
- RS-1 General Shoreland Residential
- RS-2 Recreational Shoreland Residential
- CD-1 Commercial Development Tier 1
- CD-2 Commercial Development Tier 2
- CD-3 Commercial Development Tier 3
- CD-4 Commercial Development Tier 4
- G-F Government Facilities
- I-1 Light Industry
- I-P Industrial Park
- PUD Planned Unit Development
- PUD - CD-1 Underlying Use
- PUD - CD-2 Underlying Use
- PUD - CD-3 Underlying Use
- PUD - R-AH Underlying Use
- Transition Zone - CD-1 Underlying Use
- Transition Zone - CD-2 Underlying Use
- Transition Zone - R-1 Underlying Use
- Transition Zone - R-A Underlying Use
- TOD Traditional Use Overlay Districts

0 2,000 4,000 8,000 Feet

MAP DATE:

1/31/2017

Latest Map Amendment: Ordinance 16-06

Holiday Stationstores Surplus Land

17331 Highway 65 NE, Ham Lake, MN



HOME

PROPERTY INFO

AERIALS

ZONING

DEMOGRAPHICS

CITY WEBSITE

Demographics

Executive Summary

Holiday - Ham Lake
-93.23199684 45.285935518
Rings: 1, 3, 5 mile radii



	1 mile	3 miles	5 miles
Population			
2010 Population	1,510	10,032	32,867
2020 Population	1,597	10,708	36,683
2025 Population	1,656	11,119	38,455
2010-2020 Annual Rate	0.55%	0.64%	1.08%
2020-2025 Annual Rate	0.73%	0.76%	0.95%
2020 Male Population	52.1%	51.1%	50.7%
2020 Female Population	47.9%	48.9%	49.3%
2020 Median Age	43.0	42.2	40.2
Currently, the U.S. median age is 38.5 years old.			
Population by Employment			
2020 Civilian Population Base	788	5,331	18,657
2020 % Civilian Labor Force Employed	84.9%	86.3%	87.7%
2020 % Civilian Labor Force Unemployed	15.1%	13.7%	12.3%
Occupation Distribution			
2020 % White Collar Jobs	53.3%	59.3%	64.4%
2020 % Services Jobs	17.3%	14.7%	13.4%
2020 % Blue Collar Jobs	29.2%	26.1%	22.2%
Population by Education			
2020 Education Base - Population 25 +	1,152	7,689	25,142
Less than 9th Grade	1.0%	0.9%	0.7%
9th - 12th Grade, No Diploma	5.0%	3.5%	2.3%
High School Graduate	34.4%	26.6%	22.0%
GED/Alternative Credential	2.7%	3.3%	3.0%
Some College, No Degree	23.4%	21.7%	21.2%
Associate Degree	11.9%	13.7%	14.7%
Bachelor's Degree	17.0%	22.8%	26.6%
Graduate/Professional Degree	4.7%	7.6%	9.6%
Per Capita Income			
2020 Per Capita Income	\$34,492	\$39,000	\$40,876
2025 Per Capita Income	\$38,348	\$43,406	\$45,091
2020-2025 Annual Rate	2.14%	2.16%	1.98%
Currently, the U.S. per capita income is \$34,136. The per capita income is projected to be \$37,691 in five years, for all U.S. households.			
Households			
2010 Households	578	3,547	10,926
2020 Total Households	614	3,794	12,170
2025 Total Households	637	3,943	12,754
2010-2020 Annual Rate	0.59%	0.66%	1.06%
2020-2025 Annual Rate	0.74%	0.77%	0.94%
2020 Average Household Size	2.59	2.82	3.01
Median Household Income			
2020 Median Household Income	\$84,039	\$94,457	\$106,138
2025 Median Household Income	\$92,985	\$103,085	\$112,293
2020-2025 Annual Rate	2.04%	1.76%	1.13%
Currently, the median household income is \$62,203 for all U.S. households. Median household income is projected to be \$67,325 in five years, for all U.S. households.			

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2020 and 2025

Executive Summary

Holiday - Ham Lake
-93.23199684 45.285935518
Rings: 1, 3, 5 mile radii



	1 mile	3 miles	5 miles
Average Household Income			
2020 Average Household Income	\$93,891	\$110,363	\$123,225
2025 Average Household Income	\$104,377	\$122,747	\$135,973
2020-2025 Annual Rate	2.14%	2.15%	1.99%
Currently, the average household income is \$90,054 for all U.S. households. Average household income is projected to be \$99,510 in five years, for all U.S. households.			
Households by Income			
2020 Household Income Base	614	3,794	12,170
<\$15,000	29	130	279
\$15,000-\$24,999	13	90	251
\$25,000-\$34,999	27	169	365
\$35,000-\$49,999	60	309	766
\$50,000-\$74,999	131	654	1,728
\$75,000-\$99,999	106	661	2,024
\$100,000-\$149,999	149	929	3,445
\$150,000-\$199,999	85	579	2,095
\$200,000+	13	275	1,217
Housing			
2010 Housing Units	603	3,703	11,358
Owner Occupied Housing Units	91.0%	89.7%	90.9%
Renter Occupied Housing Units	4.8%	6.0%	5.2%
Vacant Housing Units	4.1%	4.2%	3.8%
2020 Housing Units	628	3,896	12,451
Owner Occupied Housing Units	92.2%	90.9%	92.3%
Renter Occupied Housing Units	5.6%	6.5%	5.5%
Vacant Housing Units	2.2%	2.6%	2.3%
2025 Housing Units	651	4,039	13,028
Owner Occupied Housing Units	92.5%	91.2%	92.6%
Renter Occupied Housing Units	5.5%	6.4%	5.3%
Vacant Housing Units	2.2%	2.4%	2.1%
Currently, in the U.S., 56.4% of the housing units are owner occupied; 32.3% are renter occupied; and 11.3% are vacant.			
Daytime Population			
Total Employees	382	2,535	6,109
Total Businesses	57	316	740
Total Residential Population	1,597	10,708	36,683
Employee/Residential Population Ratio	24	24	17
Top Tapestry Segments			
1 mile	3 miles	5 miles	
<ul style="list-style-type: none">Home Improvement (4B)Green Acres (6A)	<ul style="list-style-type: none">Soccer Moms (4A)Home Improvement (4B)Green Acres (6A)Savvy Suburbanites (1D)	<ul style="list-style-type: none">Soccer Moms (4A)Home Improvement (4B)Green Acres (6A)Savvy Suburbanites (1D)	

More information about tapestry descriptions can be found [here](#)

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2020 and 2025