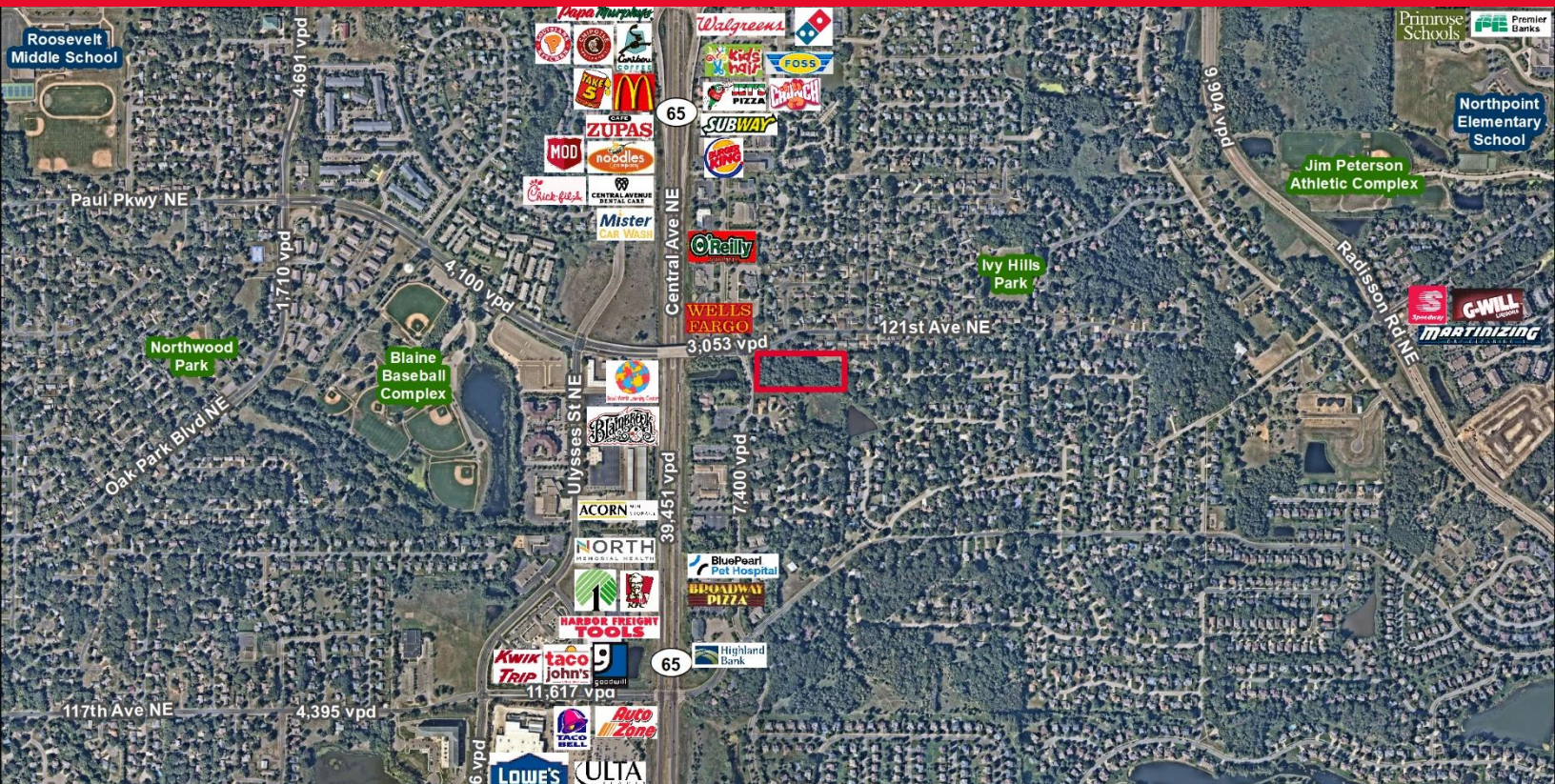


FOR SALE

121st Avenue NE & Aberdeen Street NE
Blaine, MN



PROPERTY HIGHLIGHTS

Residential zoning allows for 2.5-6 Doors/Acre.
Property access to be allowed from Aberdeen St. NE. All utilities border the property.

LAND SIZE	3.93 acres	1-MILE (POP.)	11,104
TRAFFIC COUNTS	3,053 – 39,451 VPD	3-MILE (POP.)	66,714
		MED. INCOME	\$101,651



JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS
Transaction Manager
+1 314-391-2757
James.lewis@cushwake.com

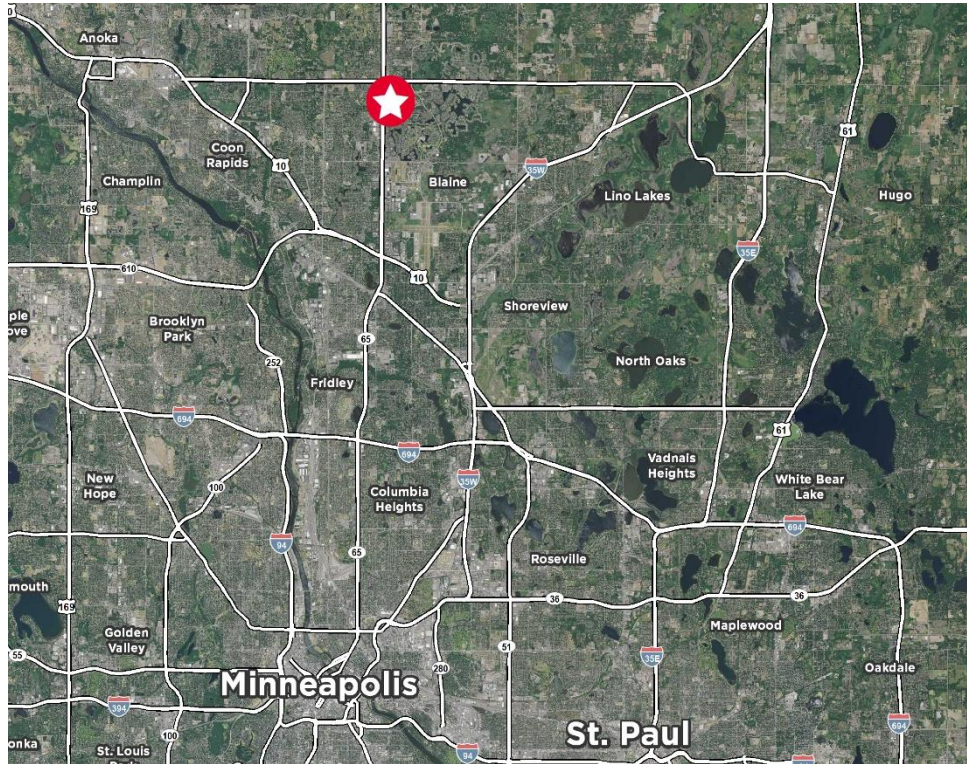
TOM MARTIN
Senior Director
+1 612-730-7773
Tom.martin@cushwake.com

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LEGAL INFORMATION

TAX PARCEL ID	08-31-23-42-0067
2024 RE TAXES	\$1,327.26
ZONING	Residential (2.5-6 doors per acre)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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