



PRIOR LAKE, MN

0.9 ACRE RETAIL SITE

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FISH POINT RD SE

PRIOR LAKE, MN

Property Highlights

- Commercial development land adjacent to Kwik Trip, KinderCare, and Culver's
- Utilities to site
- 15,000+ vehicles per day on Eagle Creek Avenue

Property Information

Gross Acres	0.9
PID #	255130010
Taxes	\$8,314
Zoning	C-2 General Business
2040 Guided Land Use	C-CC Community Retail Shopping

Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	6,664	34,924	74,693
Households	2,803	12,935	26,483
Average HH Income	\$132,262	\$157,867	\$159,926
Daytime Population	3,486	6,894	24,459

TRAFFIC COUNTS

Credit River Rd SE - 1,300 vpd
Fish Point Rd SE - 6,095 vpd



FISH POINT RD SE

PRIOR LAKE, MN

AERIAL



FISH POINT RD SE

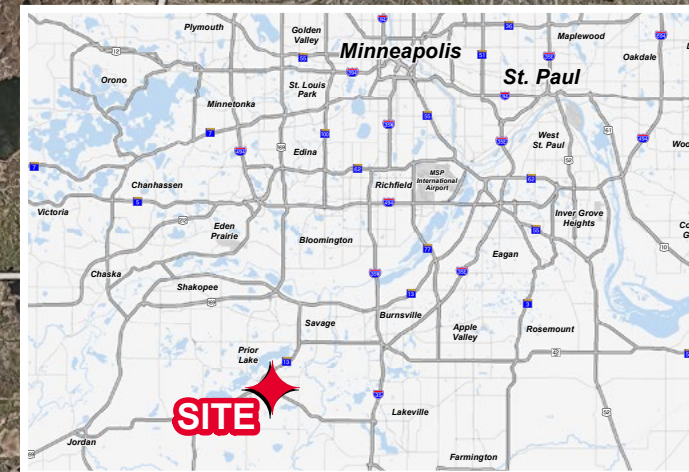
PRIOR LAKE, MN



FISH POINT RD SE

PRIOR LAKE, MN

AERIAL

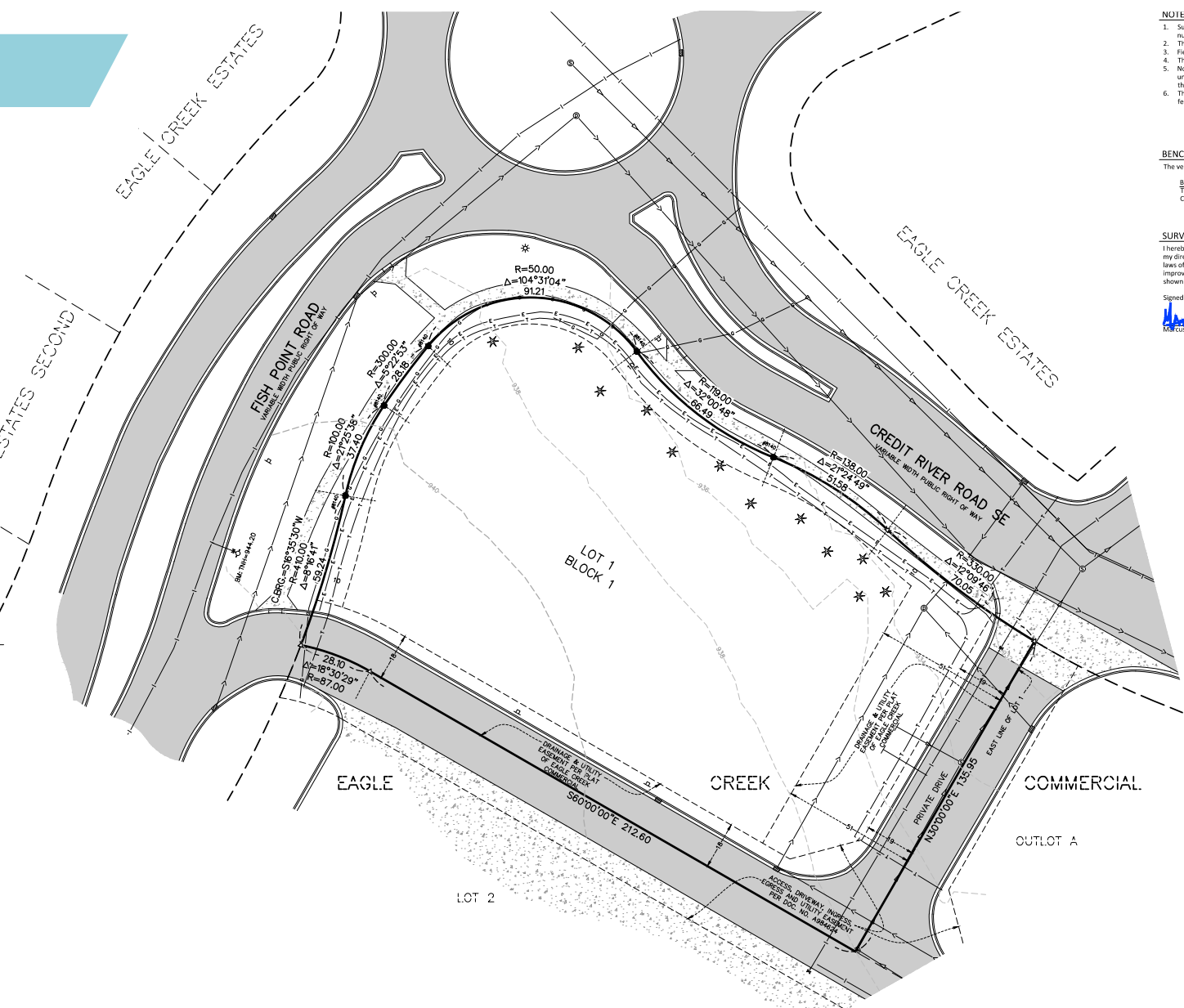
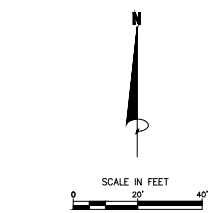
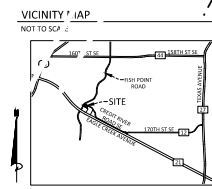


FISH POINT RD SE

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SURVEY

- CONFIRMED TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE



- #### NOTES
- Subject property's address is unassigned, it's property identification number is 255130010.
 - The bearing system is based on the Plat of, EAGLE CREEK COMMERCIAL.
 - Field work was completed 11/21/2024.
 - There are no building present of the surveyed property.
 - No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
 - The gross area of the subject property is 0.852 Acres or 37,138 square feet.

BENCHMARK

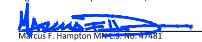
The vertical datum is NAVD88.

Benchmark #1
Top nut hydrant at the west corner of Lot 1, Block 1, EAGLE CREEK COMMERCIAL. Elevation = 944.20

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 15th day of November, 2024

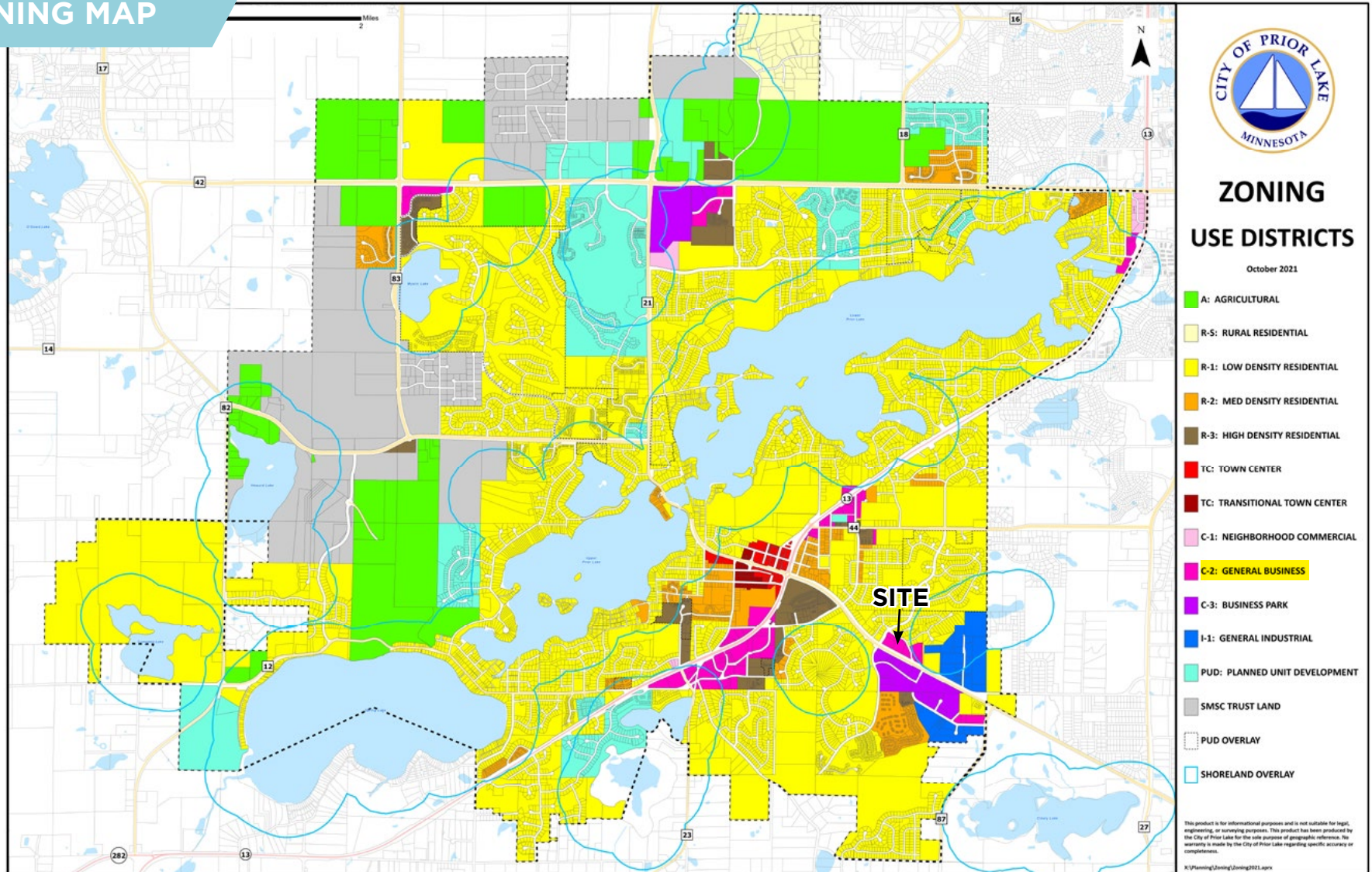

Matthew F. Hampton, License No. 47581

[CLICK ON SURVEY FOR PRINTABLE IMAGE](#)

FISH POINT RD SE

PRIOR LAKE, MN

ZONING MAP

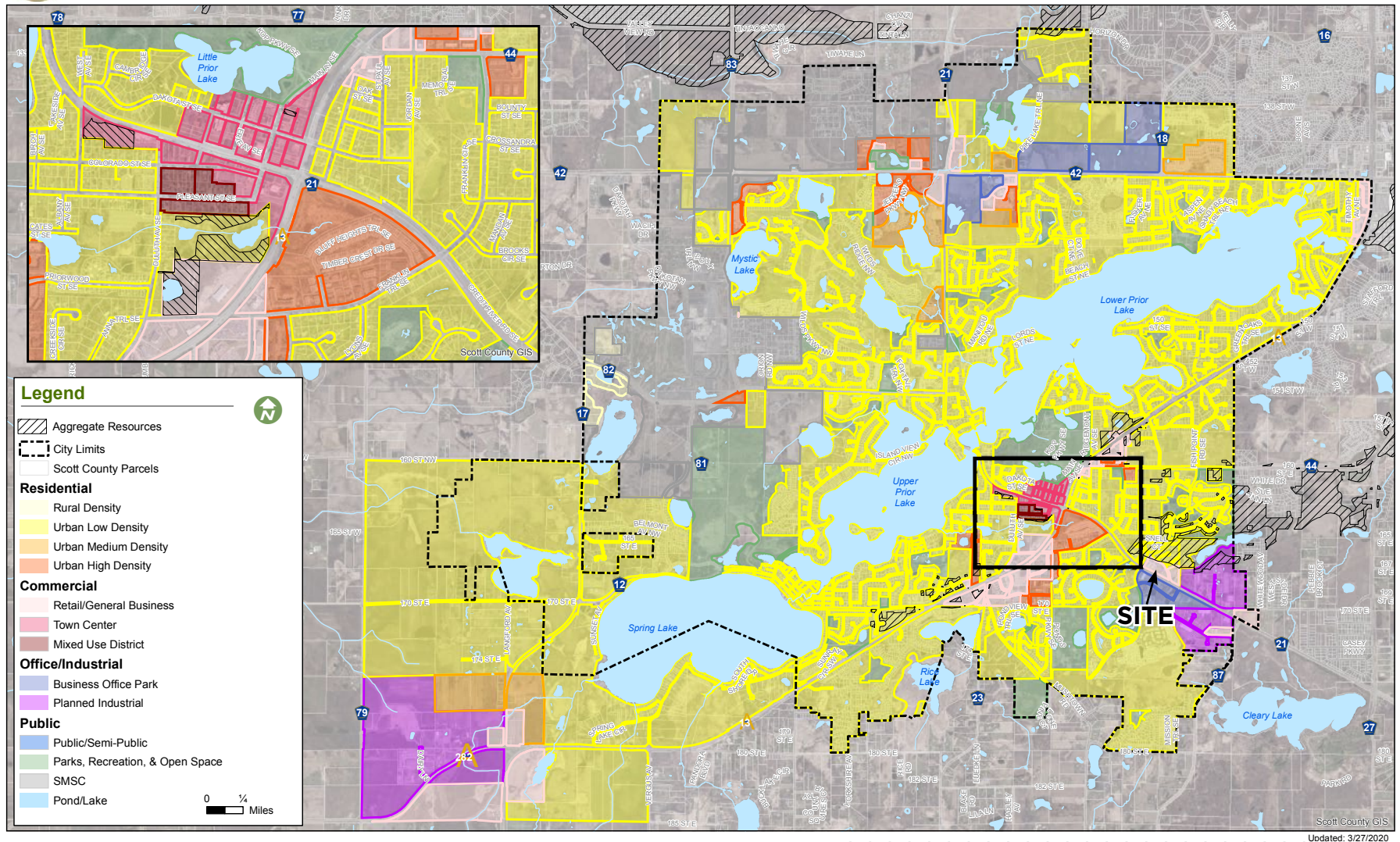


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FISH POINT RD SE

PRIOR LAKE, MN

LAND USE PLAN



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FOR MORE INFORMATION, CONTACT:

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