

HWY 212 & JONATHAN CARVER PKWY

# CARVER COMMONS RETAIL SITES

CARVER, MN

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## CARVER, MN

### Property Highlights

- One of top 5 fastest growing cities in MN
- Easy access to Highway 212
- Zoning - Commercial/Retail
- Fleet Farm is across Highway 212
- Extensive residential development surrounding site

### Property Information

Parcel	Net Acres
A	7.65
B	2.04
C	1.35
E	.76

### Traffic Counts

Street	Vehicles Per Day (VPD)
Hwy 212	15,660
Jonathan Carver Pkwy	18,064



### Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	3,727	19,758	48,346
Households	1,290	6,909	17,560
Average HH Income	\$166,194	\$164,055	\$156,908
Daytime Population	276	6,954	15,932

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## CARVER, MN

### RETAIL SITE OPTIONS



### Property Information

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A	7.65
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[CLICK ON PLAN FOR PRINTABLE IMAGE](#)

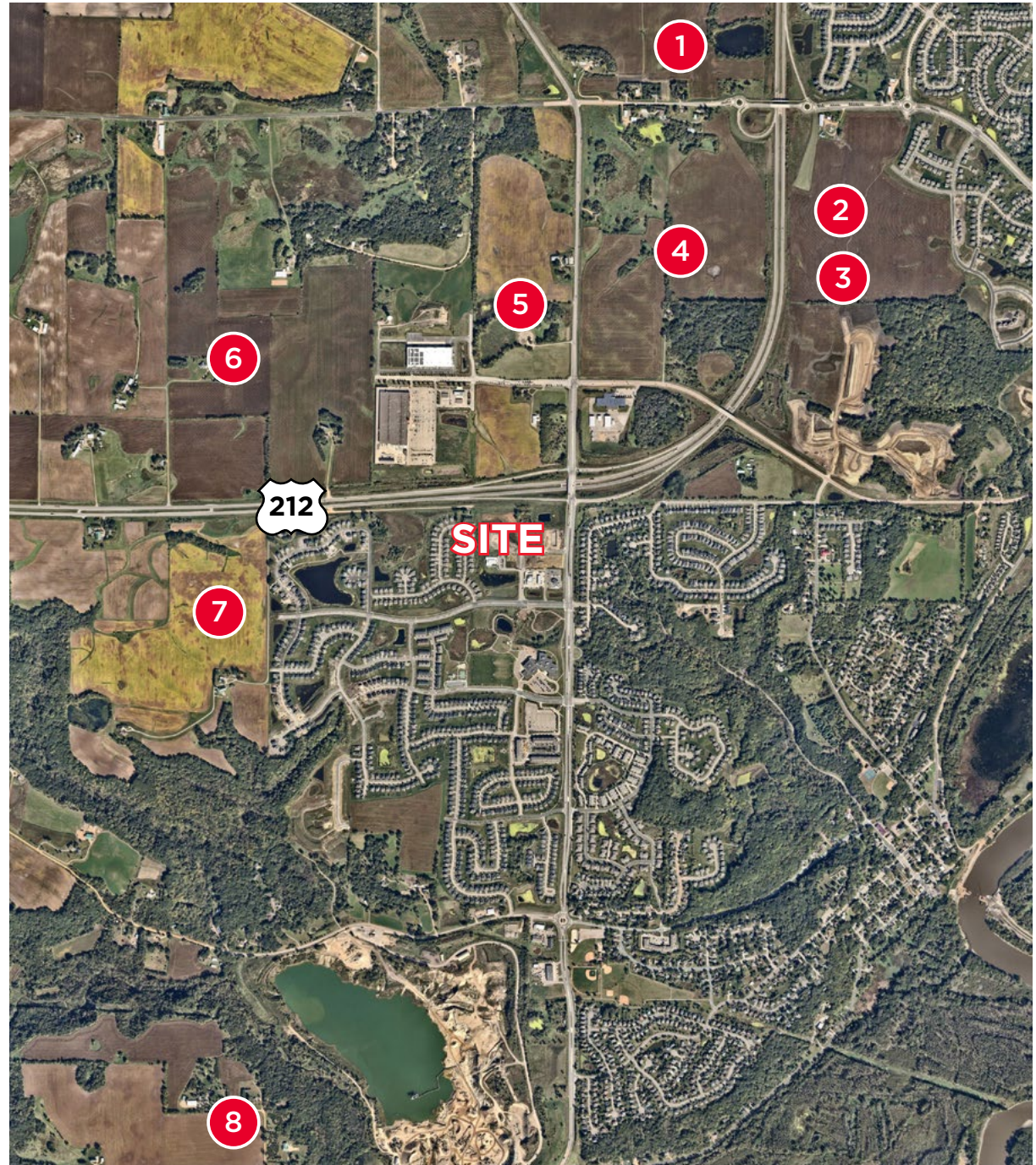


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### New Developments:

- |   |                                                                      |
|---|----------------------------------------------------------------------|
| 1 | Future Business Park                                                 |
| 2 | Future Residential                                                   |
| 3 | Future School & Park/Ballfields                                      |
| 4 | Future Business Park                                                 |
| 5 | Future Business Park                                                 |
| 6 | Future Residential (Unofficial Concept shared with City - 720 units) |
| 7 | Future Residential (In planning, 530 units)                          |
| 8 | Future Residential (Completing AUAR, 2,500 units)                    |

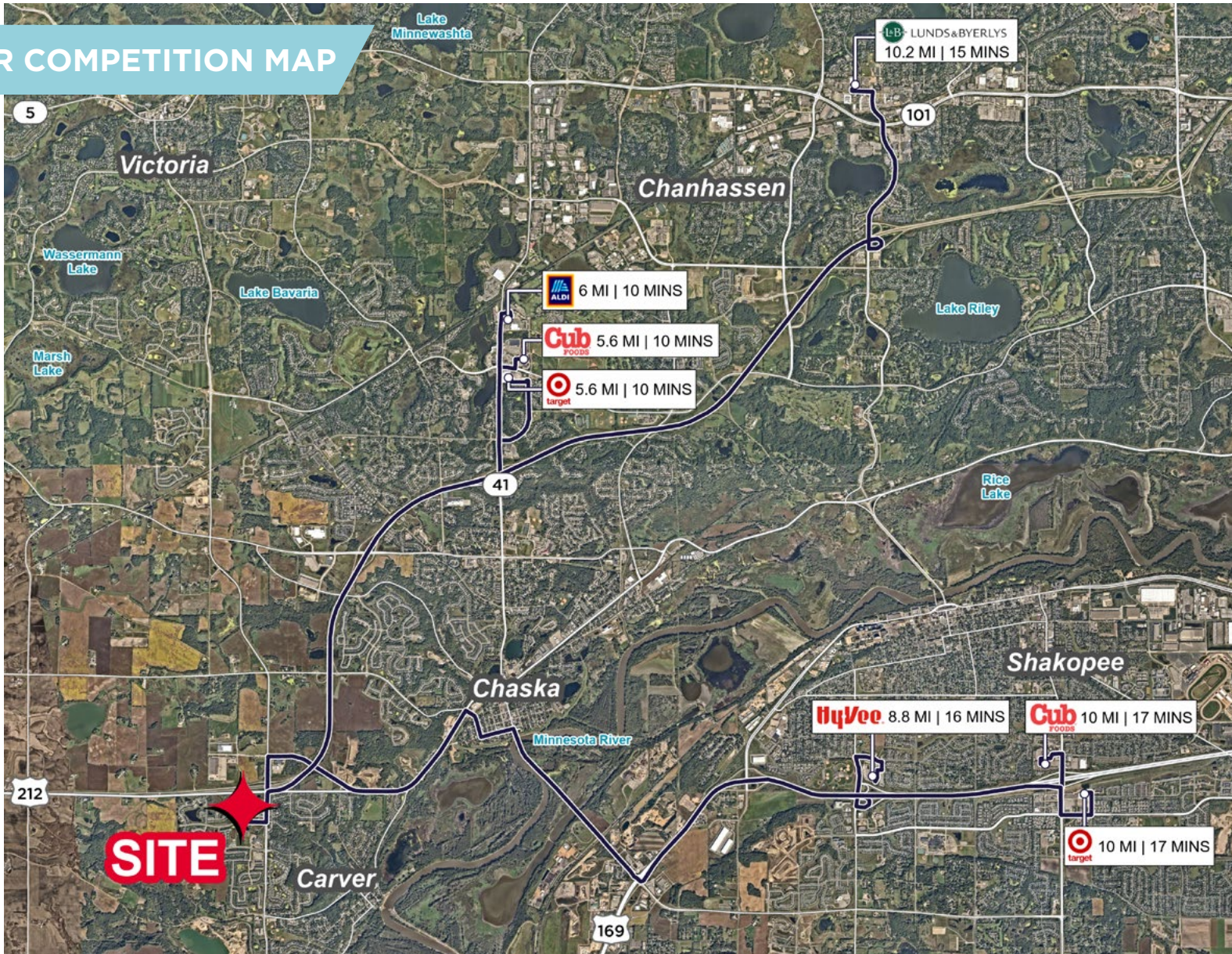




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### GROCER COMPETITION MAP

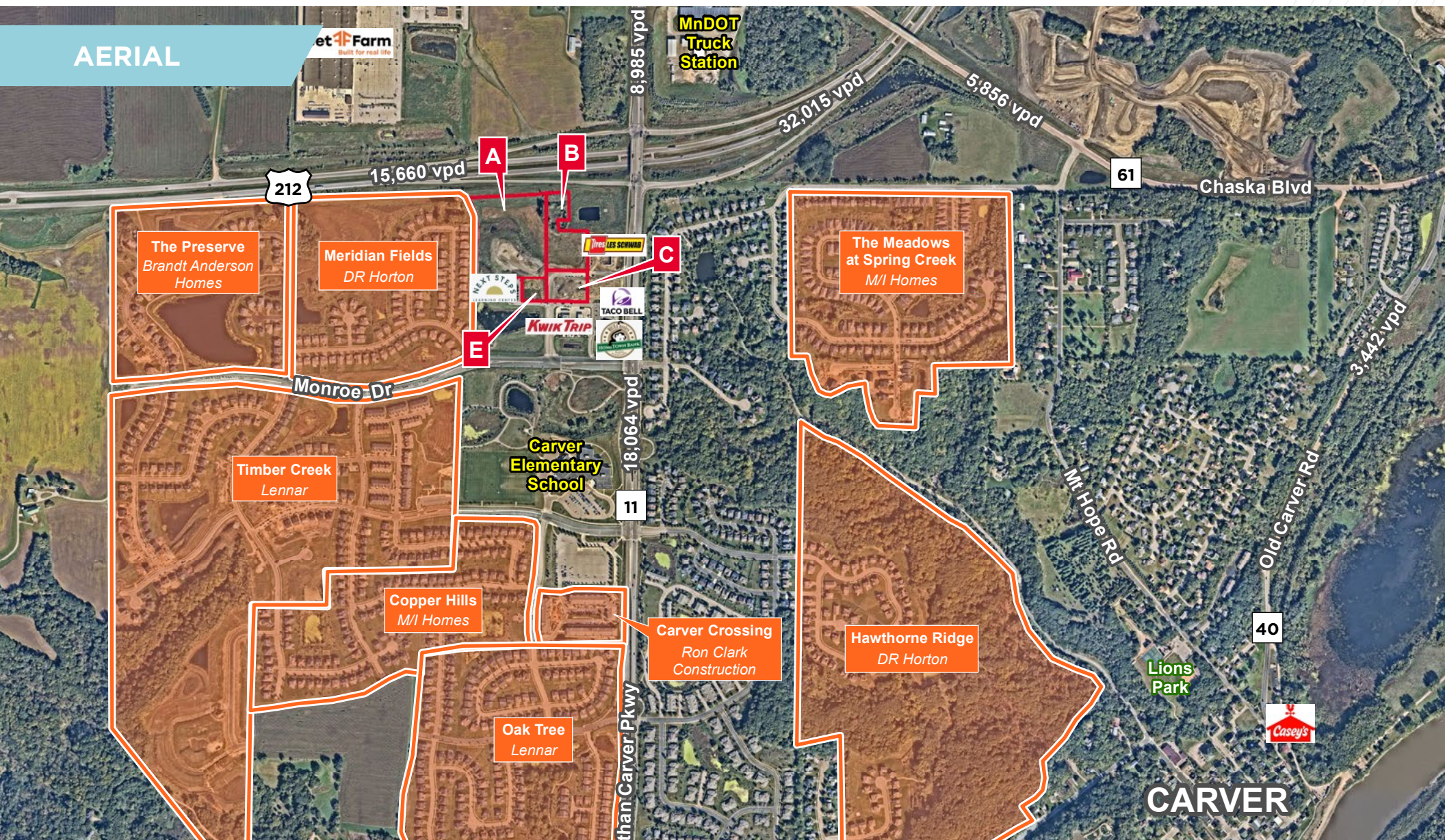




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## CARVER, MN

AERIAL

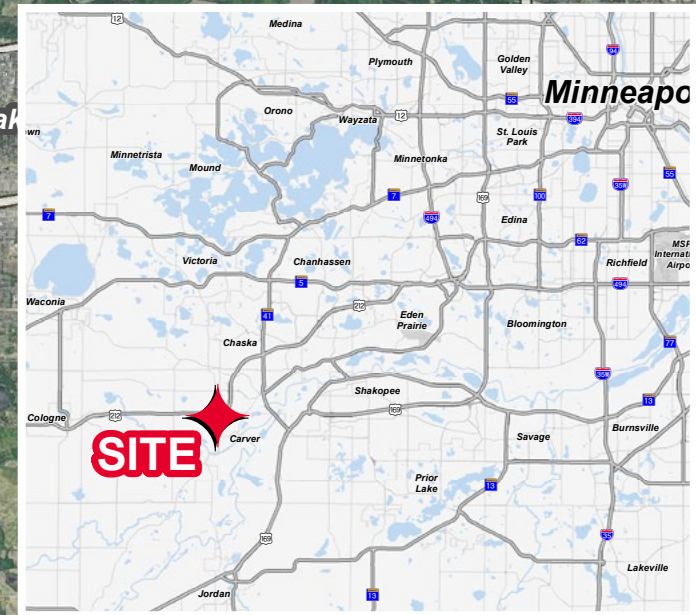




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AERIAL







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