



# PROPERTY HIGHLIGHTS

## PROPERTY INFORMATION

- Site surrounded by Roers' new development "The Dorian" (see page 4)
- Sewer and water available
- Roers, Lennar, Continental, Pulte adjacent to site
- Guided for commercial uses

## SITE INFORMATION

Location	100 Julia Avenue N, Lake Elmo, MN
Parcel Size	Approximately 2 acres
PID #	34.029.21.34.0120

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
Population	6,081	53,058	139,856
Households	2,576	20,488	52,253
Average HH Income	\$186,814	\$155,071	\$146,766
Daytime Population	6,142	26,080	57,340

## THE DORIAN

UNDER CONSTRUCTION, ADJACENT TO SITE  
**190 UNITS - OPENING EARLY 2027**





# PROPERTY AERIAL

# ADJACENT DEVELOPMENT



The Dorian is a 190-unit multifamily development, developed by Roers opening in early 2027. Apartment homes will range from studios to three-bedrooms, complemented by premium amenities including a fitness space, co-working area, club room, pet spa, and outdoor pool.

- 190 Units
- Opening in Spring 2027
- Roughly \$52M project
- Adjacent to site







# SITE CONSTRUCTION PHOTOS



PROPERTY  
**AERIAL**



# COMMERCIAL INFORMATION

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