

STILLWATER

FOR SALE



LAKE ELMO

OAK PARK HEIGHTS

13045 60TH STREET N

2.34 COMMERCIAL ACRES

OAK PARK HEIGHTS, MN

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 **CUSHMAN &
WAKEFIELD**

13045 60TH STREET N

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Property Summary

The subject property includes roughly 2 acres guided for commercial uses. Adjacent to the property is a multitude of uses, including hotels, auto dealerships, and retail establishments. The property offers a unique opportunity to develop one of the last remaining land sites in this immediate area.

Property Highlights

- Ideal retail location
- Well positioned on Hwy 36
- Sewer and water to property

Property Information

PID #	05.029.20.22.0014
Calculated Acres	2.34
Future Use	Commercial, Commercial/Highway Business Development Area
2023 Total Tax	\$17,228



Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	4,840	30,615	46,416
Households	2,241	11,813	17,687
Average HH Income	\$125,827	\$146,046	\$161,645
Daytime Population	8,264	19,264	26,354

13045 60TH STREET N
OAK PARK HEIGHTS, MN

AERIAL



MINNESOTA
36

MINNESOTA
36

37,848 vpd

5,708 vpd

60th St N

SITE



MENARDS

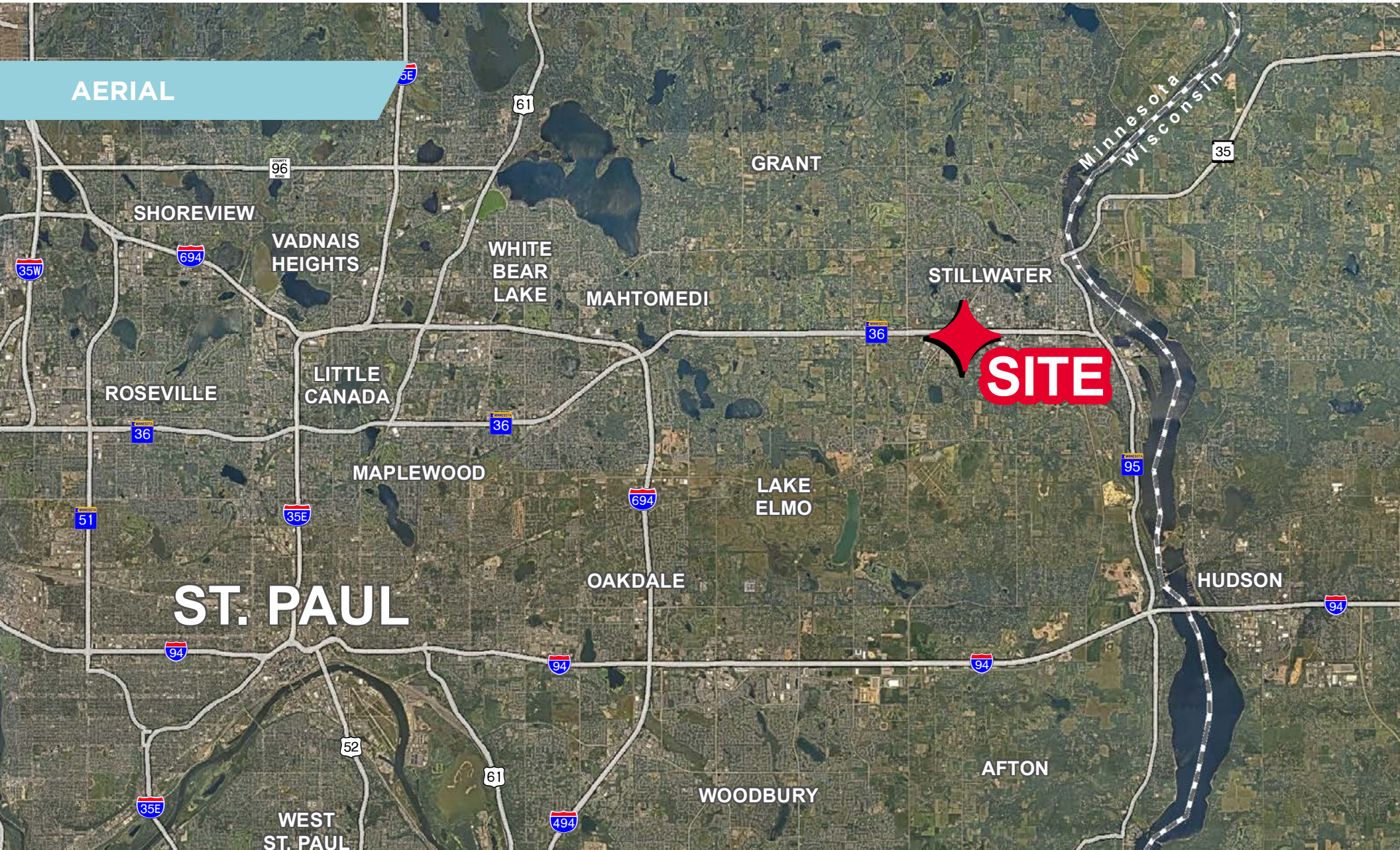
13045 60TH STREET N
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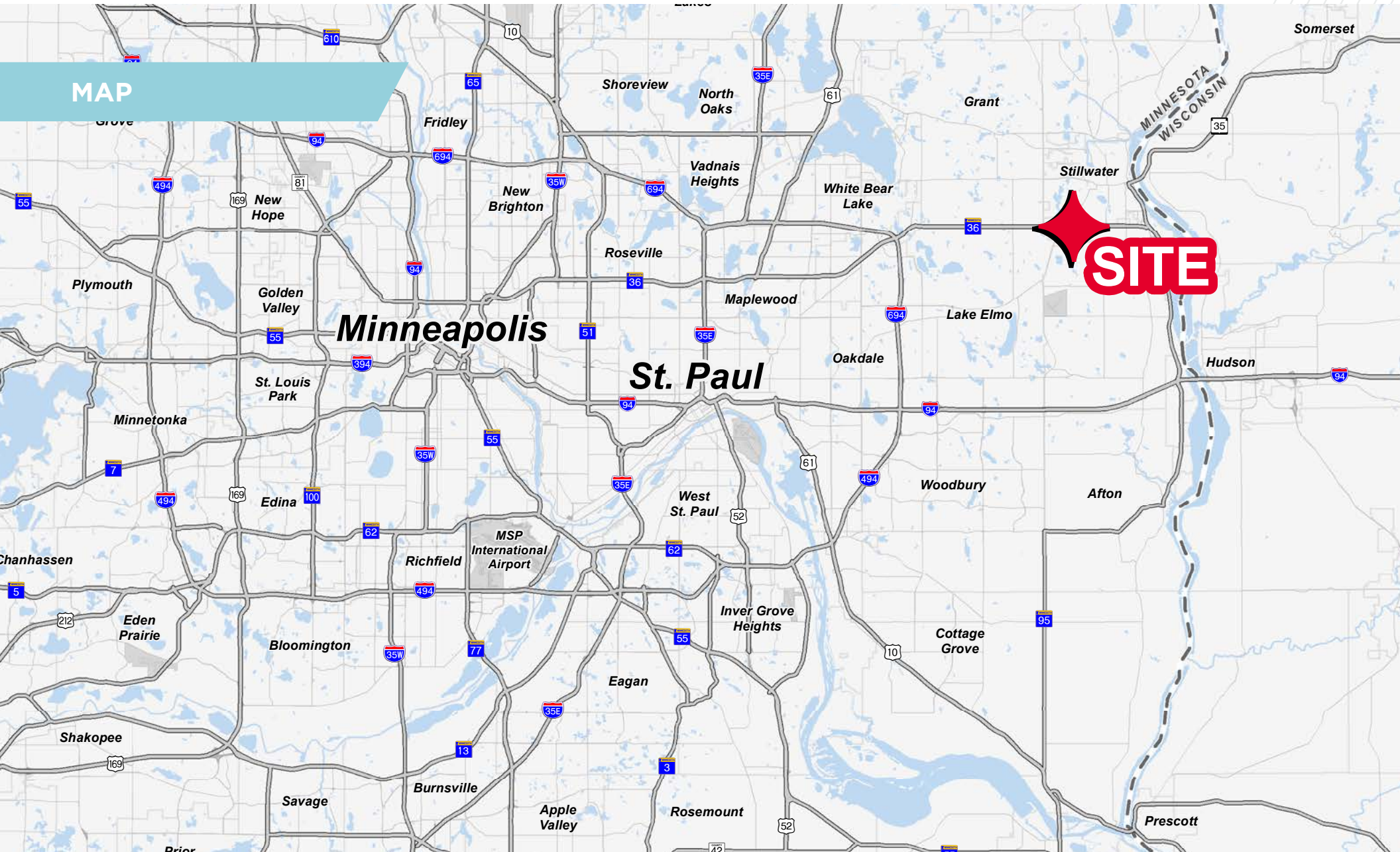
AERIAL



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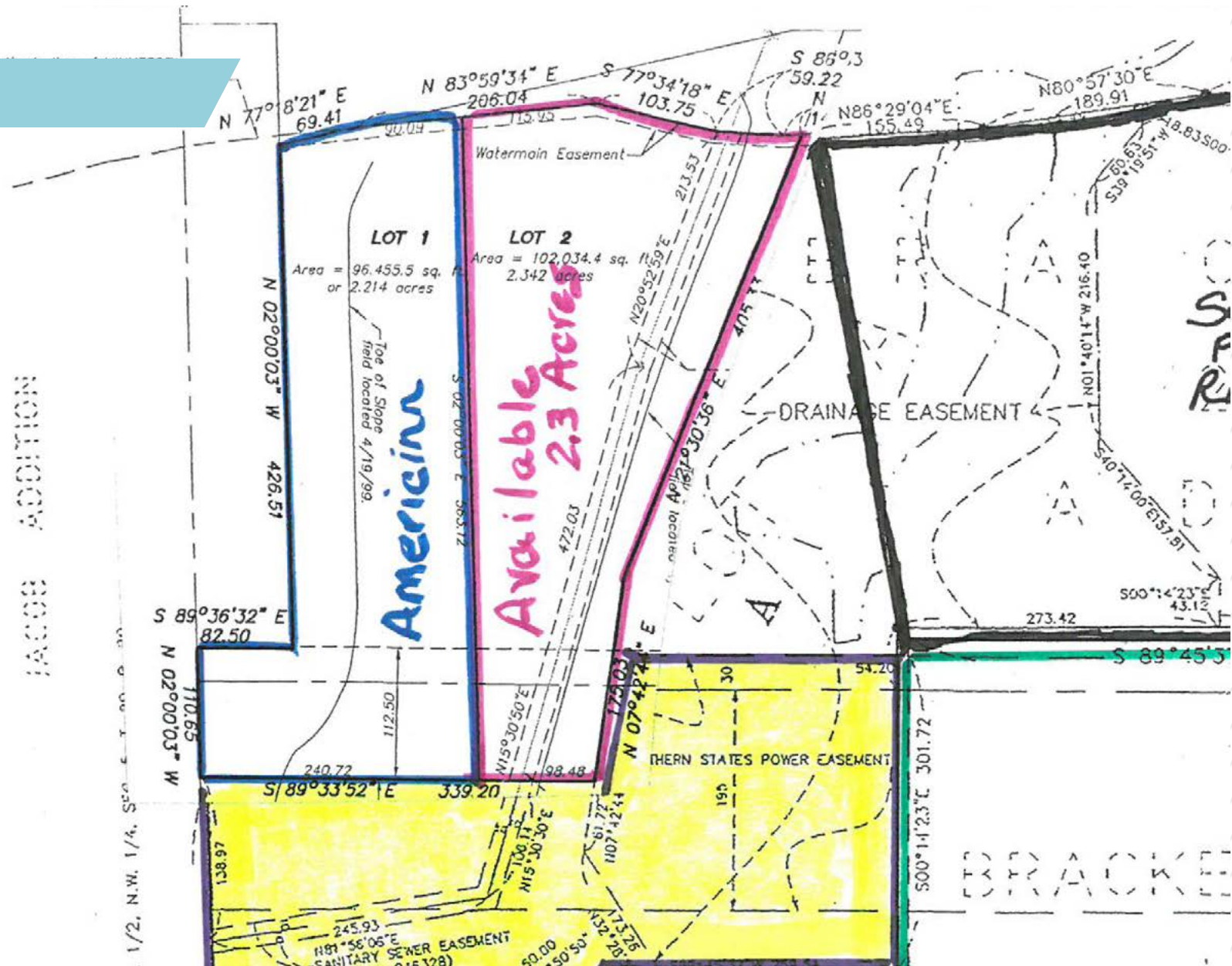
MAP



13045 60TH STREET N

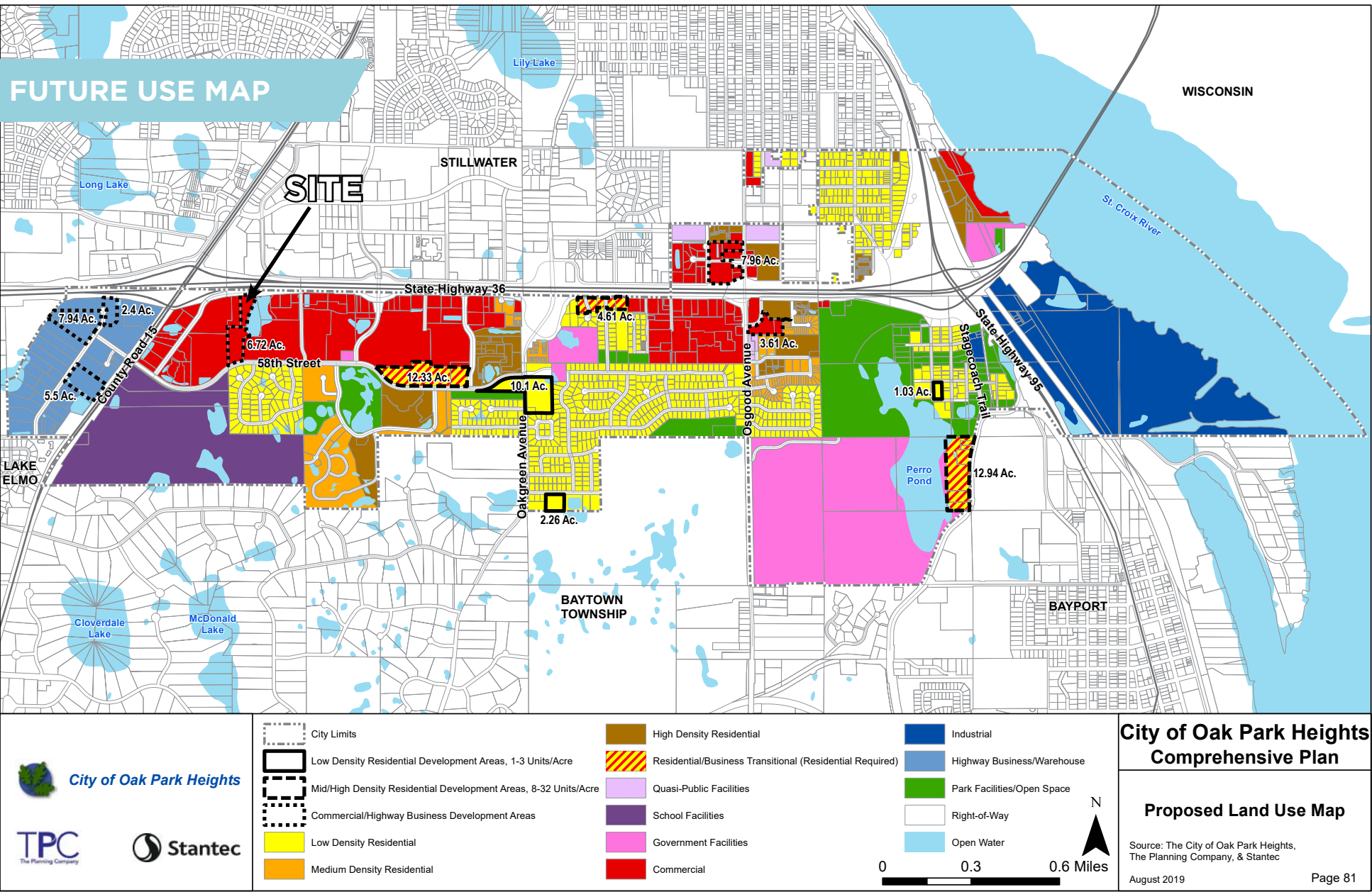
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SURVEY



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ST. PAUL

FOR MORE INFORMATION, CONTACT:

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