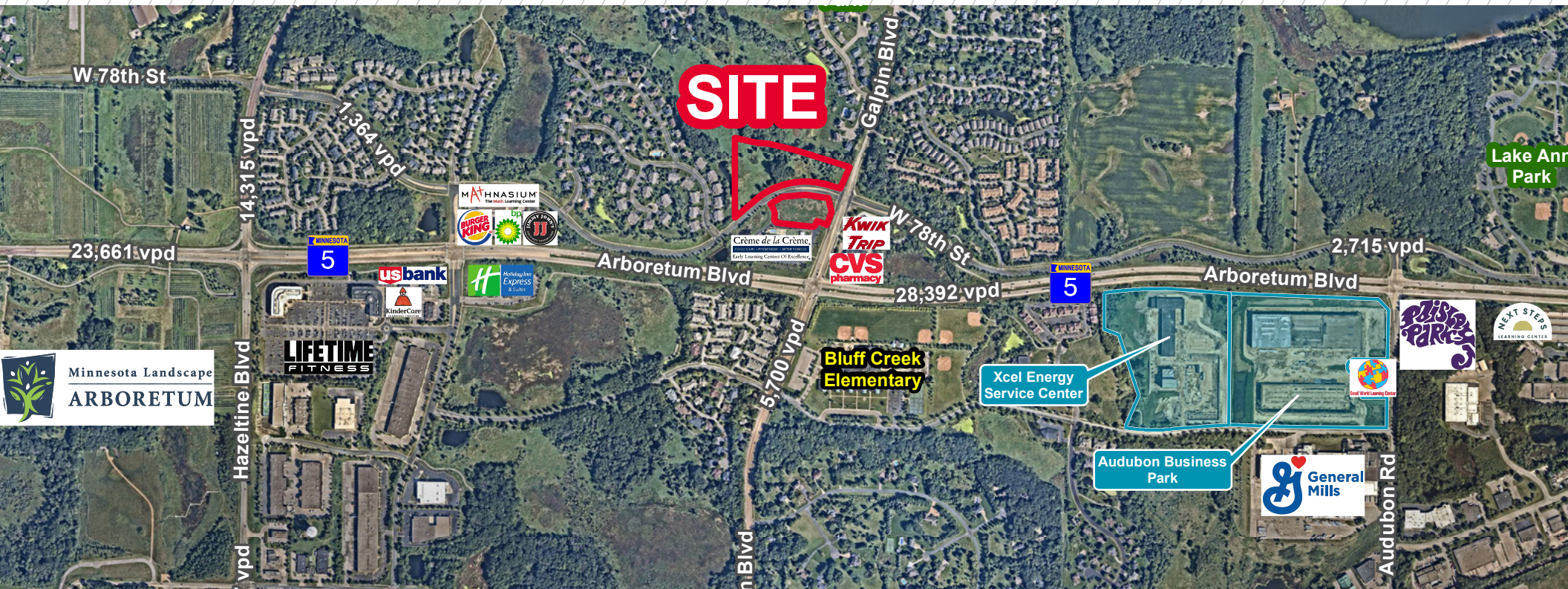


# GALPIN BLVD & W 78TH ST FOR SALE



## HWY 5 RETAIL SITES

### CHANHASSEN, MINNESOTA

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# PROPERTY INFORMATION

|                                         |                                                         |
|-----------------------------------------|---------------------------------------------------------|
| PID #:                                  | 25.0101810 & 25.0101800                                 |
| Gross Acres:                            | 7.48                                                    |
| Total Approximate<br>Developable Acres: | 3.74*                                                   |
| Zoning:                                 | PUDRC - Planned Unit Development/Regional<br>Commercial |

\*Based on National Wetland Inventory database.

## Property Highlights

- Sewer and water available
- Zoned Planned Unit Development
- +/- 28,000 vehicles per day on Hwy 5
- Future Roundabout at 78th St & Galpin Blvd
- City drainage easement on North parcel (shown on aerial)

## Potential Land Uses

- Retail
- Restaurant
- Office
- Business/Services
- Medical
- School



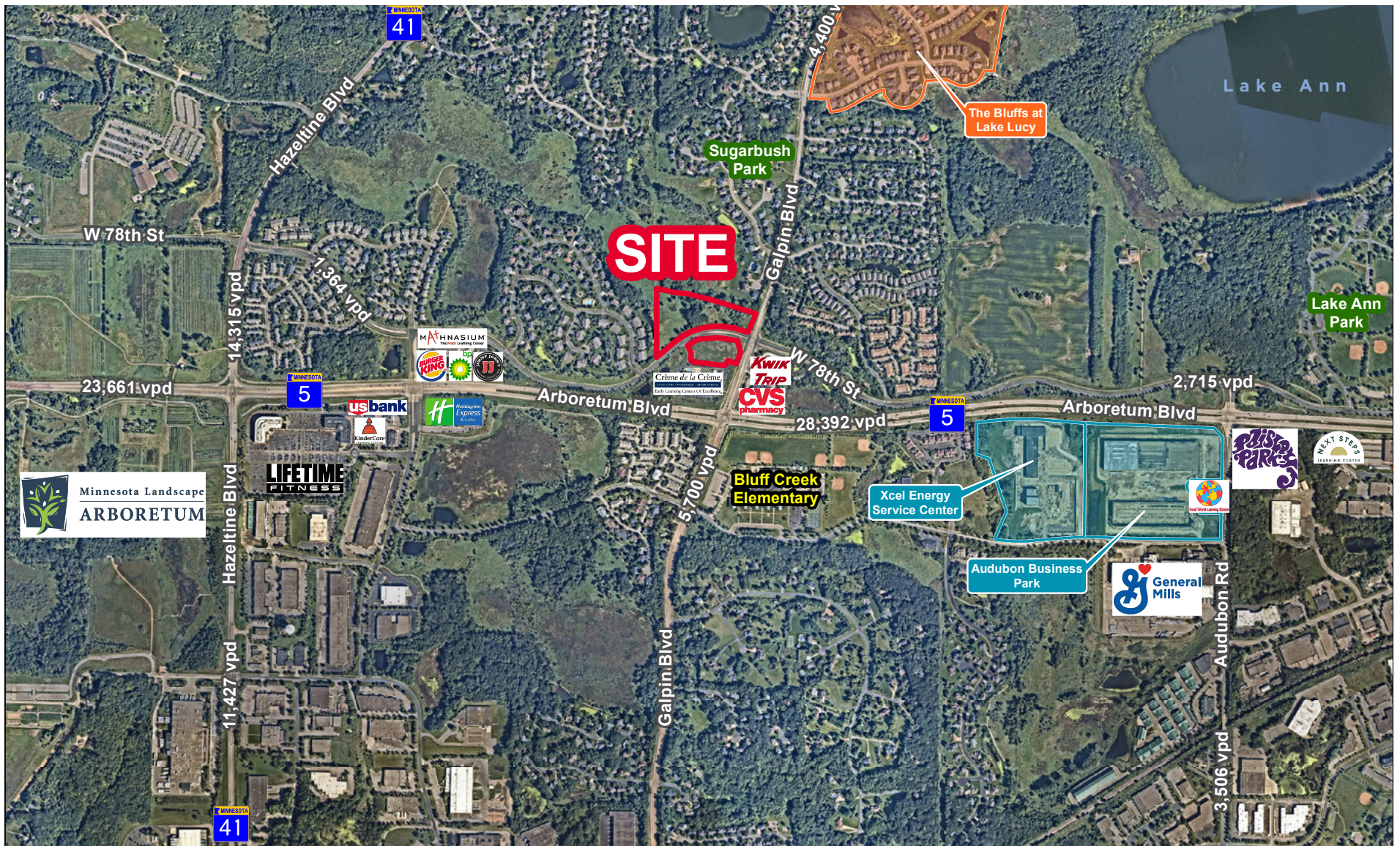
## Demographics (2024)

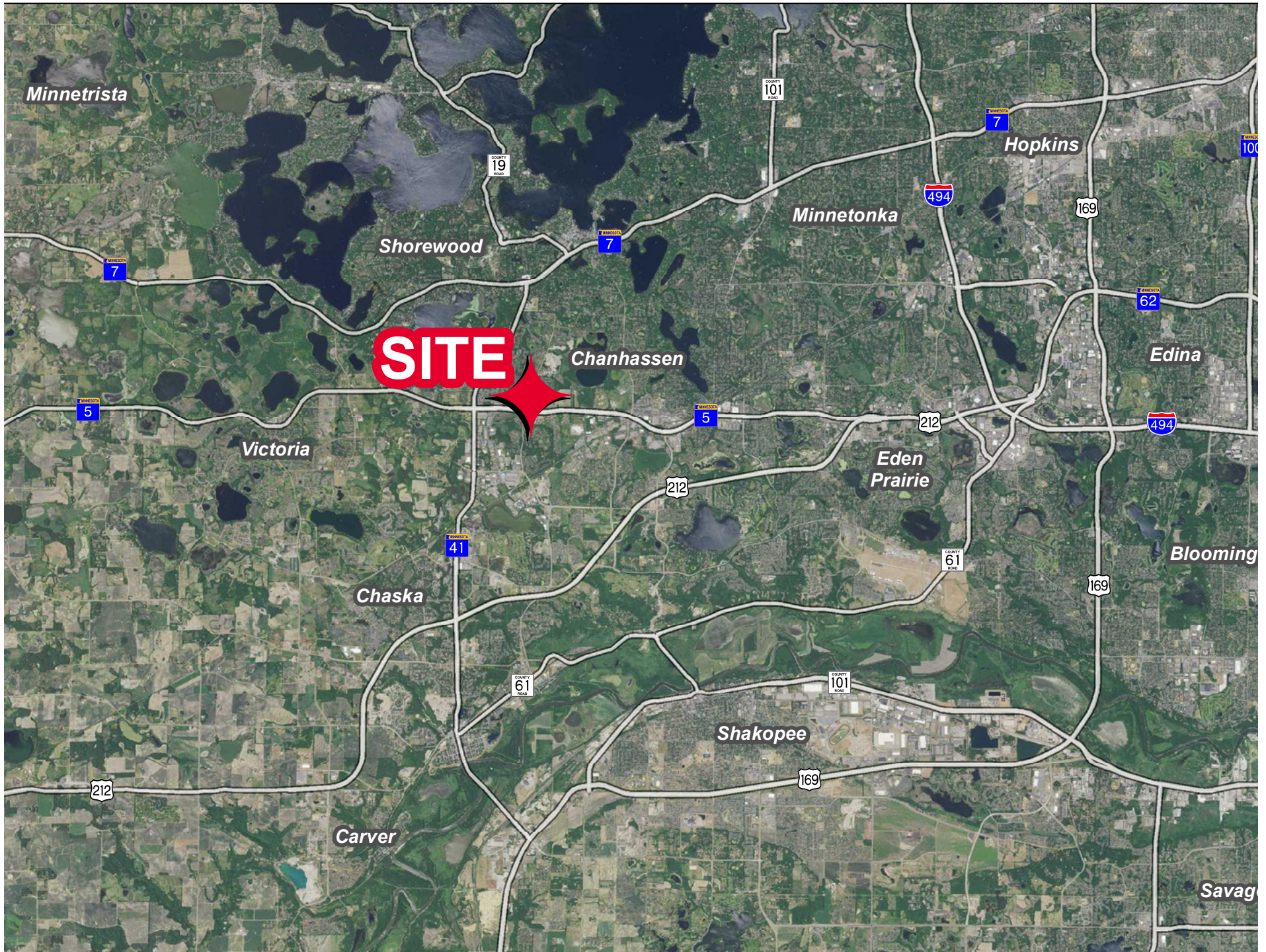
|                    | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 4,276     | 35,857    | 101,126   |
| Households         | 1,679     | 14,107    | 38,219    |
| Average HH Income  | \$216,372 | \$181,387 | \$189,683 |
| Daytime Population | 4,446     | 28,749    | 43,648    |

# PROPERTY AERIAL

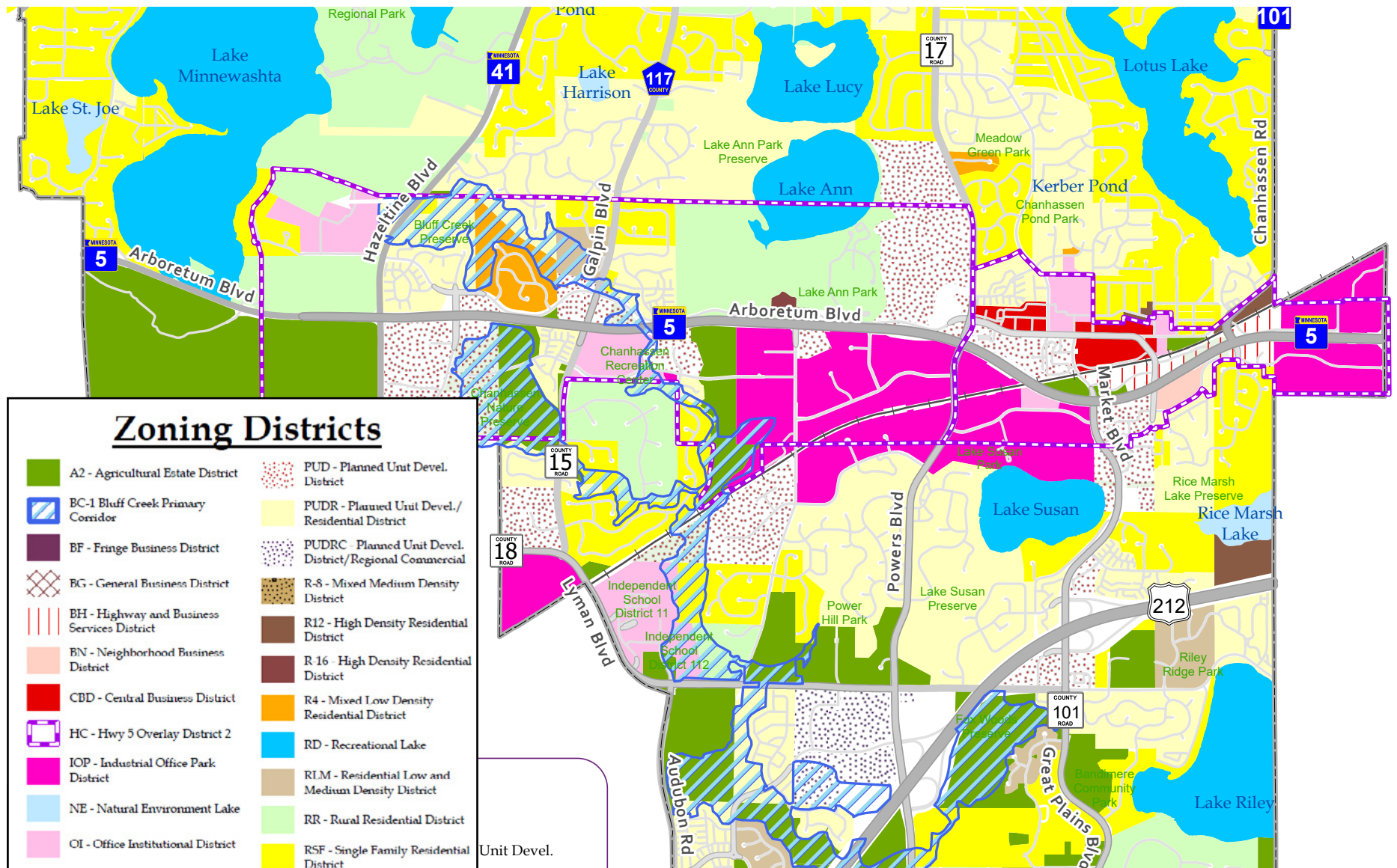


# PROPERTY AERIAL





# ZONING MAP





# CONTACT INFORMATION

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