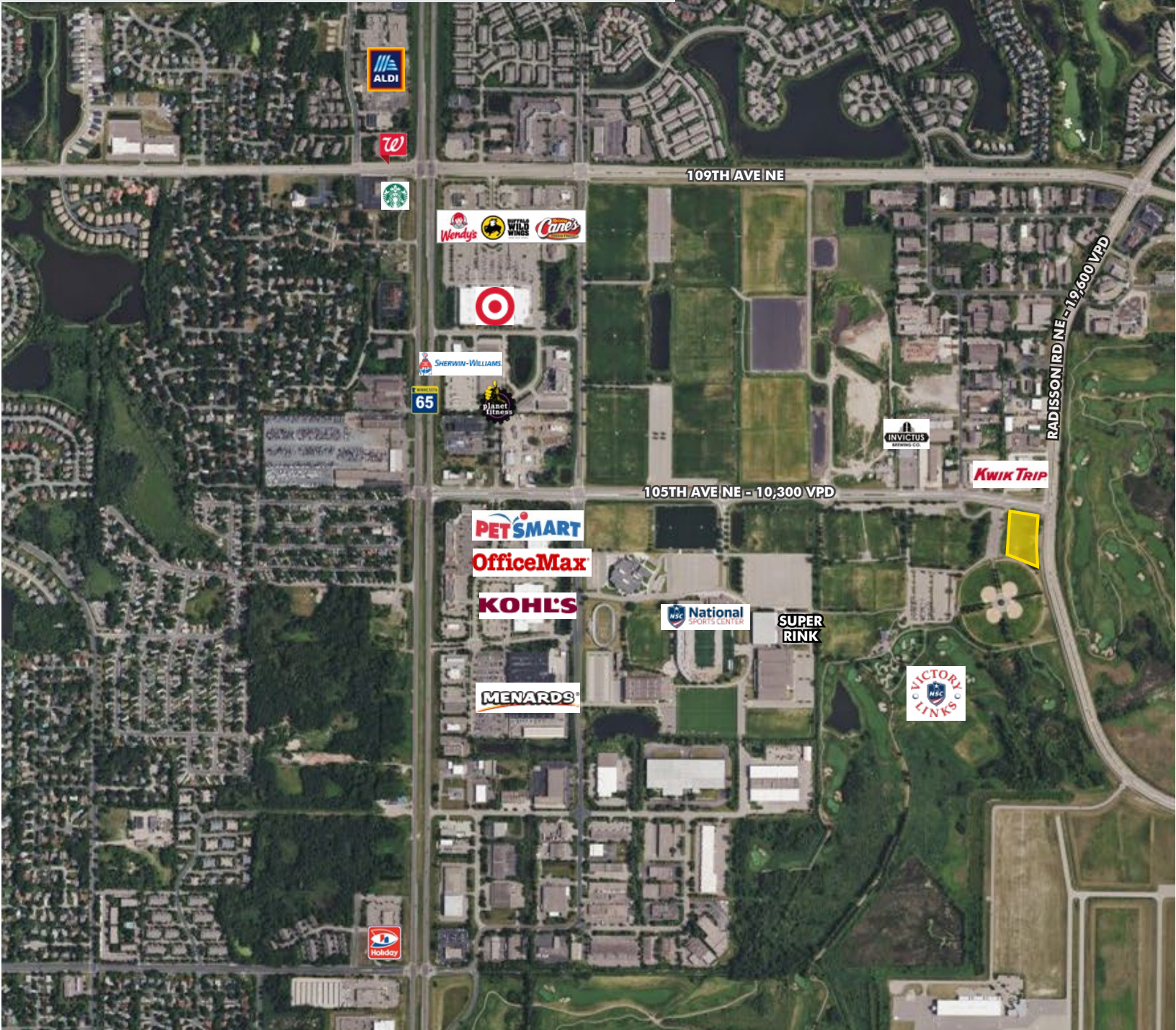


±2.65 ACRES OF COMMERCIAL LAND

GROUND LEASE

2030 105TH AVE NE | BLAINE, MN 55449



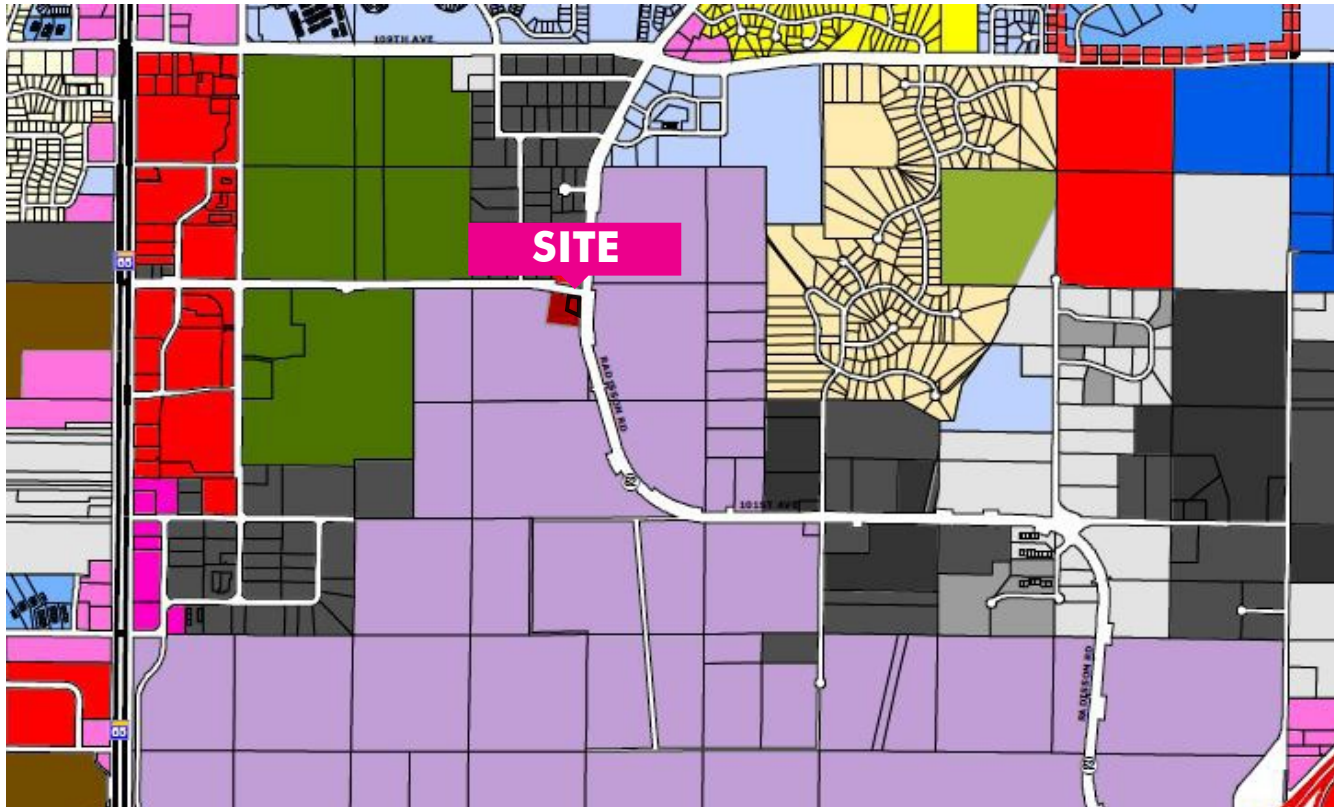


PROPERTY HIGHLIGHTS

- Potential uses include retail, convenience, service, industrial, manufacturing, warehouse, distribution and office
- Immediate access to 105th Ave NE and Radisson Rd NE; easy access to Hwy 65/ Central Ave NE and I-35W
- Located adjacent to Blaine International Sports Center, the world's largest amateur sports and meeting facility, which hosts over 4 million visitors yearly
- Located in a strong area with a variety of businesses and residential housing
- Area retailers include Target, Menard's, Kohl's, Wal-Mart and Lowe's
- Spring Lake Park School District #16
- Located 3.5 miles from Anoka-Hennepin Regional Airport
- Portion of PID # 21-31-23-31-0002

TRAFFIC COUNTS	
Radisson Rd NE	19,600 VPD
105th Ave NE	10,300 VPD
Hwy 65	51,000 VPD

ZONING



Legend

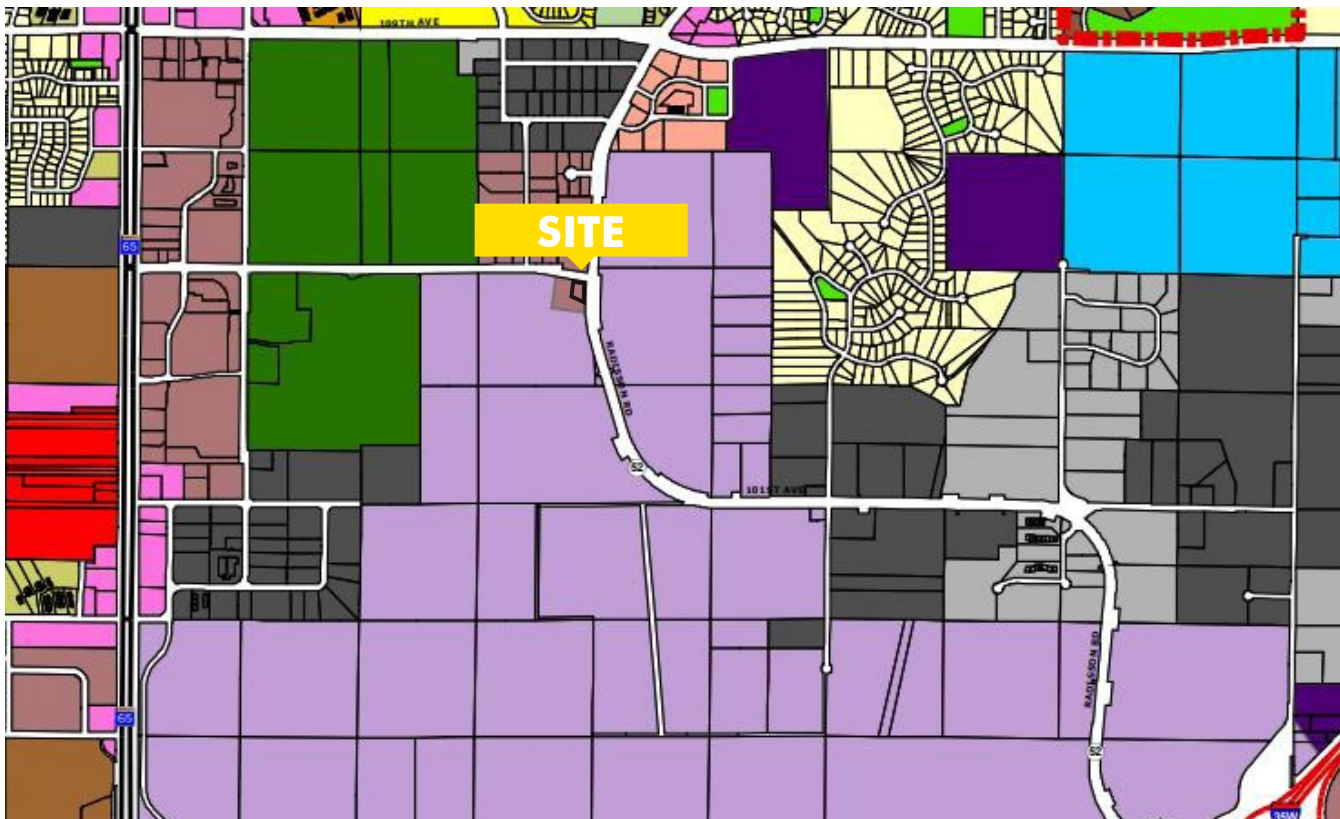
Interstate Highway	Airport	R-1 - Single Family	R-4 - Mobile Homes
US Highway	PBD-A - Planned Business District - Airport	R-1A - Single Family	RE - Residential Estate
State Highway	I-1 - Light Industrial	R-1AA - Single Family	RF - Residential Flex
B-1 - Neighborhood Business	I-1A - Light Industrial	R-1B - Single Family	RR - Regional Recreation
B-2 - Community Commercial	I-2 - Heavy Industrial	R-2 - Two Family	AG - Agriculture
B-3 - Regional Commercial	I-2A - Heavy Industrial	R-3A - Low Density Multi-Family	FR - Farm Residence
B-4 - Office Research Park	PBD - Planned Business District	R-3B - Medium Density Multi-Family	
DF - Development Flex	POD - Planned Office District	R-3C - High Density Multi-Family	

PBD-A-Planned Business District-Airport

Permitted Uses:

- Offices - Business, medical, professional and governmental
- Research and development laboratories
- Hotels and motels
- Financial institution with drive thru
- Restaurants (Class I) without drive thru
- Outdoor dining associated with Class I restaurant
- Athletic clubs
- Manufacturing with warehouse limited to not more than fifty percent (50%)
- Freestanding car wash
- Automotive accessory stores including minor auto repair
- Vet clinic

FUTURE LAND USE



Legend

Outside MUSA	HDR/PC - High Density Residential/ Planned Commercial	CC - Community Commercial
Interstate Highway	HDR/PI - High Density Residential/ Planned Industrial	PC - Planned Commercial
US Highway	HDR/PI/PC - High Density Residential/ Planned Industrial/ Planned Commercial	O - Office
State Highway	MHR - Manufactured Home Residential	ABD - Airport Business
R - Rural Residential	LI - Light Industrial	PI/PC - Planned Industrial/ Planned Commercial
LDR - Low Density Residential	HI - Heavy Industrial	RR - Regional Recreation
L-MDR - Low-Medium Density Residential	PI - Planned Industrial	GC - Golf Course
MDR - Medium Density Residential	NC - Neighborhood Commercial	P/OS - Park/Open Space
MDR/HDR - Medium-High Density Residential	PUB/S-PUB - Public/Semi-Public	AP - Airport
HDR - High Density Residential		

PI/PC - PLANNED INDUSTRIAL/PLANNED COMMERCIAL

Density: NA

Uses: retail, convenience, service, industrial, manufacturing, warehouse, distribution, office

Scale: medium to large

Intensity: medium to heavy

Combined category designation: This land use category is intended to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area. See individual category definitions above.

DEMOGRAPHICS



2021 population
3 mile radius

62,485



2021 housing units
3 mile radius

24,282



2021 average
household income
3 mile radius

\$100,009



2021 employees
3 mile radius







25,209



2021 businesses
3 mile radius

2,011

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION			
2021 Population - Current Year Estimate	1,540	62,485	161,444
2026 Population - Five Year Projection	1,653	65,571	168,019
2010 Population - Census	1,390	55,520	145,574
2000 Population - Census	368	44,725	134,044
2010-2021 Annual Population Growth Rate	0.92%	1.06%	0.92%
2021-2026 Annual Population Growth Rate	1.43%	0.97%	0.80%
 HOUSEHOLDS			
2021 Households - Current Year Estimate	629	23,604	61,318
2026 Households - Five Year Projection	674	24,782	63,852
2010 Households - Census	584	20,929	55,256
2000 Households - Census	165	16,336	48,899
2010-2021 Annual Household Growth Rate	0.66%	1.07%	0.93%
2021-2026 Annual Household Growth Rate	1.39%	0.98%	0.81%
2021 Average Household Size	2.45	2.64	2.60
 HOUSEHOLD INCOME			
2021 Average Household Income	\$163,231	\$100,009	\$100,053
2026 Average Household Income	\$179,284	\$111,272	\$111,018
2021 Median Household Income	\$120,347	\$81,354	\$81,963
2026 Median Household Income	\$130,063	\$87,762	\$88,364
2021 Per Capita Income	\$60,173	\$37,656	\$37,991
2026 Per Capita Income	\$65,851	\$41,919	\$42,178
 HOUSING UNITS			
2021 Housing Units	650	24,282	63,016
2021 Vacant Housing Units	21 3.2%	678 2.8%	1,698 2.7%
2021 Occupied Housing Units	629 96.8%	23,604 97.2%	61,318 97.3%
2021 Owner Occupied Housing Units	581 89.4%	19,727 81.2%	49,946 79.3%
2021 Renter Occupied Housing Units	48 7.4%	3,877 16.0%	11,372 18.0%
 EDUCATION			
2021 Population 25 and Over	1,029	42,537	112,736
HS and Associates Degrees	490 47.6%	25,498 59.9%	68,036 60.3%
Bachelor's Degree or Higher	525 51.0%	14,529 34.2%	38,145 33.8%
 PLACE OF WORK			
2021 Businesses	375	2,011	4,293
2021 Employees	4,721	25,209	62,852

CONTACT US

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