



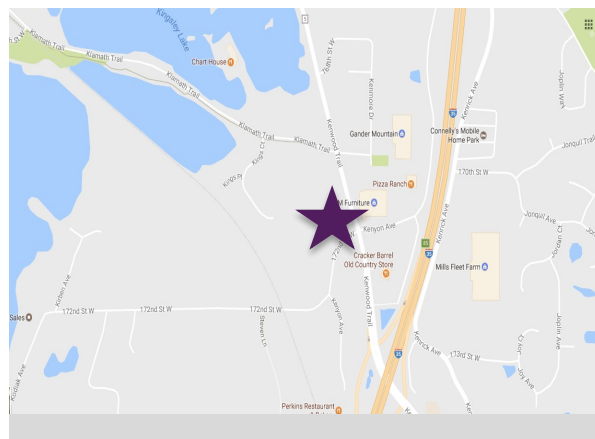
## 1.22 Acres Of Land For Sale Or Build To Suit SOLD – 1.72 Acres

### Highlights and Features:

- Join Summit Orthopedics - under construction - opening spring of 2022
- Amazon to open a fulfillment center in Lakeville - under construction opening soon
- Lakeville is leading in Dakota County home sales at \$1.36 billion
- Great freeway visibility
- Underserved retail market
- Drive-thru opportunity
- City to provide utilities to site
- Zoning: C3
- Strong income demographics: \$103,775 within a 3 mile radius
- Traffic Counts: 85,000 vpd on I-35 and 32,500 vpd on County Road 50
- Area tenants: Wells Fargo, Perkins, Edina Realty, TCF Bank, Holiday Gas, Cracker Barrel, Baymont Inn & Suites, HOM Furniture, Pizza Ranch, Hirshfield's, Schneiderman's Furniture, Mills Fleet Farm, Twin Cities Harley, Motoprimo

### Available Parcels:

- 17150 Kenyon Avenue: 1.22 acres (PID 22-41655-02-010)
- 2021 Tax: \$8,624.00



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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

# Site Plan

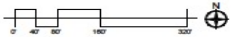
**SITE DEVELOPMENT SUMMARY (OPTION 4):**

**EXISTING LOT AREAS:**  
 PARCEL 1 - 106,060 (2.43 ACRES)  
 PARCEL 2 - 67,360 (1.54 ACRES)  
 PARCEL 3 - 33,147 (0.76 ACRES)

**NEW ROAD ROW AREA BY PARCEL:**  
 PARCEL 1 - 36,797 S.F.  
 PARCEL 2 - 21,291 S.F.  
 PARCEL 3 - 14,292 S.F.  
 PARCEL 4 - 4,313 S.F.

**DEVELOPABLE AREA-  
 PROPOSED LOT AREAS:**  
 PARCEL 1 - 66,600 S.F. (1.27 ACRES)  
 PARCEL 2 - 42,469 S.F. (0.97 ACRES)

**NON-DEVELOPABLE  
 PARCEL 3 - 19,347 S.F. (0.44 ACRES)  
 PARCEL 4 - 23,831 S.F. (0.54 ACRES)**



① SITE PLAN - LOT 4 AREA

