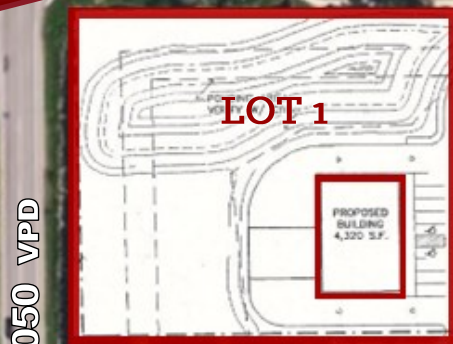


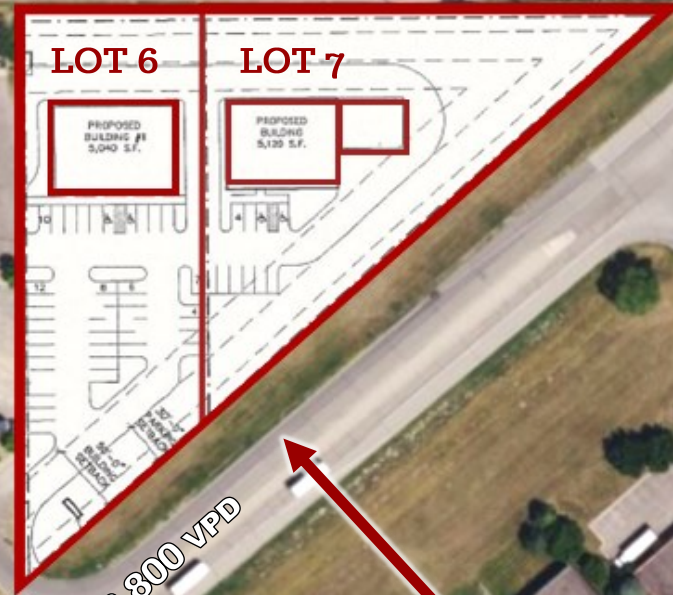
# FOR SALE/GROUND LEASE/BTS NAPLES MARKETPLACE OUTLOTS



FLOWERFIELD ROAD



Naples Marketplace



NAPLES STREET 4,050 VPD

**Kwik Trip**  
CARWASH



**Kwik Trip**

LAKE DRIVE 13,800 VPD

**OUTPARCEL SITES  
AVAILABLE  
.74 - 1.12 ACRES**



I-35W & LAKE DRIVE  
BLAINE, MN 55014



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# FOR SALE/GROUND LEASE/BTS NAPLES MARKETPLACE OUTLOTS



## PROPERTY INFORMATION

### ⇒ PROPERTY OVERVIEW

#### AVAILABLE SITES

- ⇒ Lot 1: .74 acres (PID: 35-31-23-32-0022)
- ⇒ Lot 6: 1.10 acres (PID: 35-31-23-32-0027)
- ⇒ Lot 7: 1.12 acres (PID: 35-31-23-32-0028)
- ⇒ Available for Sale, BTS, or Ground Lease
- ⇒ Zoned: B-2, Community Commercial
- ⇒ Established Commercial Corridor
- ⇒ Easy access to Interstate 35W

SALE PRICE/LEASE RATE Negotiable

#### 2022TAX

Lot 1: \$6,461.76  
Lot 6: \$11,734.12  
Lot 7: \$9,708.10

### ⇒ TRAFFIC COUNTS

LAKE DRIVE: 13,800 VPD  
NAPLES ST: 4,050 VPD



### ⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	8,624	46,238	156,964
AVG. HH INCOME	\$103,711	\$110,017	\$119,454
DAYTIME POPULATION	7,701	44,883	152,449

\* Source- ESRI 2022

THE ABOVE INFORMATION IS BASED ON CURRENT MARKETING CONDITIONS. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. PROSPECTIVE CUSTOMERS SHOULD CONDUCT THEIR OWN DUE DILIGENCE. RAUL WALTERS PROPERTIES SHALL NOT BE RESPONSIBLE FOR ANY INACCURATE INFORMATION.

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# FOR SALE/GROUND LEASE/BTS NAPLES MARKETPLACE OUTLOTS



LOVELL AVE 5,600 VPD



LEXINGTON AVE 12,400 VPD



LAKE DRIVE 13,800 VPD

35W 64,858 VPD

OUTLOT SITES



COUNTY ROAD J 10,000 VPD

9,700 VPD



ANOKA COUNTY BLAINE AIRPORT

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