

# ST. FRANCIS LAND FOR SALE

23295 St. Francis Blvd | St. Francis, MN | 55070



1.21 Acres Available

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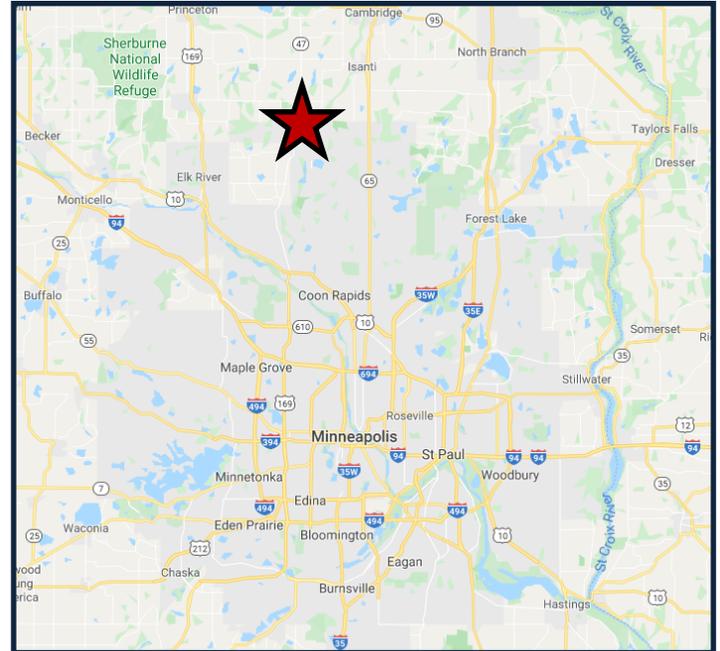
Main: 612.332.6600

Fax: 612.376.4489

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>ADDRESS</b>	23295 St. Francis Blvd
<b>CITY, STATE</b>	St. Francis, MN
<b>LAND SIZE</b>	1.21 Acres
<b>SALE PRICE</b>	\$160,000
<b>TAXES 2020</b>	\$7,089.48
<b>ZONING</b>	B1—Central Business
<b>COUNTY</b>	Anoka



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	3,523	10,413	17,511
<b>DAYTIME POPULATION</b>	1,250	2,886	4,697
<b>MEDIAN HH INCOME</b>	\$79,861	\$87,257	\$90,491
<b>AVERAGE HH INCOME</b>	\$83,665	\$97,979	\$103,143
<b>MEDIAN AGE</b>	34.6	36.0	37.6

## NEARY ESTABLISHMENTS

COUNTY MARKET	BEEF O' BRADY
MCDONALD'S	DOMINO'S PIZZA
ANYTIME FITNESS	DAIRY QUEEN

## TRAFFIC COUNTS

<b>233RD AVE NW</b>	2,350 VPD
<b>ST. FRANCIS BLVD</b>	12,300 VPD



## COMMENTS

- Located near newly built Kwik Trip across St. Francis Blvd
- Visible from main thoroughfare of St. Francis
- Walking distance from established townhouses and the St. Francis Elementary and Middle School
- Across St. Francis Blvd from primary trade area which includes County Market, McDonald's, Beef O' Brady, Dairy Queen, and much more

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