



Albert Lea, MN 56007

## 3.65 ACRES: BUILD-TO-SUIT

### Highlights and Features:

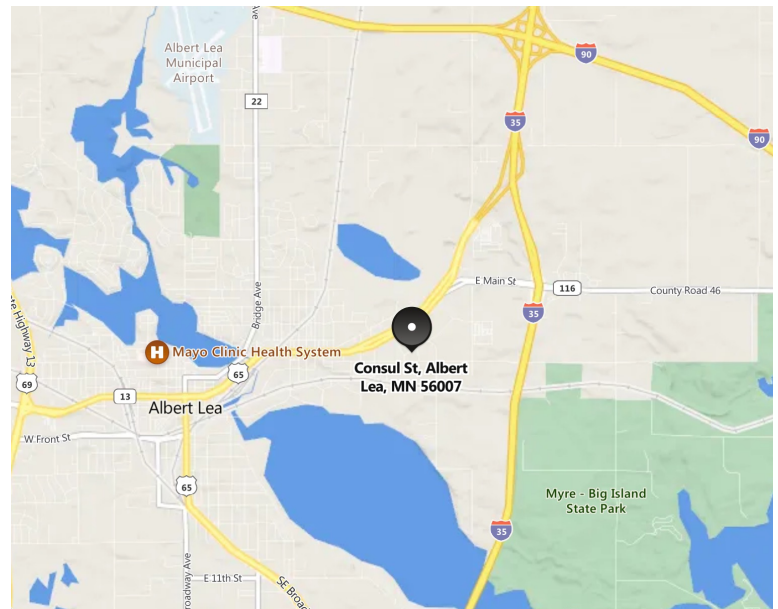
- PID #344210020
- Zoning: IDD - Interstate Development District
- Highly visible on the corner of Consul Street and Blake Avenue
- Adjacent from Home Depot
- Abundant area amenities
- Area tenants: Walmart Supercenter, Holiday Inn Express & Suites, Petro Travel Center, Econo Lodge, Ramada by Wyndham, Green Mill, Country Inn & Suites, The Pet Authority, O'Reilly Auto Parts, NAPA Auto Parts, Perkins, Motel 6, Burger King, Trumble's 2.0H and more

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 523, 3 miles - 8,839 and 5 miles - 20,023
- Average Household Income: 1 mile - \$51,270, 3 miles - \$47,975 and 5 miles - \$50,887

Traffic Counts: Hwy 35 - 22,400 vpd

Land Available: 3.65-acre site (158,994 sf)



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