



Colliers



MINNESOTA
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55

FOR SALE

1225 80TH ST E LAND

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PROPERTY OVERVIEW

| | |
|-----------------------|--|
| Address | 1225 80th St E Inver Grove Heights, MN 55077 |
| Parcels | PID 20-00800-54-013 (4.97 acres, 216,493 sf) PID 20-00800-54-014 (8.18 acres, 356,321 sf) |
| Acres | 4.97 acres to 13.15 acres or 8.18 acres to 13.15 acres |
| Zoning | Currently zoned Agricultural/Residential Future zoning is Commercial - Retail, Office, Medical, Residential |
| Traffic Counts | Highway 55 - 24,500 vpd Robert Trail S - 10,200 vpd 80th St E - 5,600 vpd |
| 2026 Tax | PID 20-00800-54-013 \$4,152 PID 20-00800-54-014 \$8,818 |
| Sale Price | Negotiable |

HIGHLIGHTS & FEATURES

- Four main routes - Hwy 55, Hwy 3, Hwy 52 and I-494
- A growing community with new housing developments nearby
- 14 new housing plats have been approved in the city of Inver Grove Heights for a total of 1,101 new housing units (516 single-family, 585 multi-family)
- 2 buildings currently on site but can be demolished for development
- A portion of the land is gravel and sand
- Area Tenants: Target/Pharmacy, Starbucks, Iwa Sushi, Ideal Credit Union, Oyespa Salon | Spa, F45 Training, All Seasons PreSchool, Glassing Florist, Holiday Station Stores, McKeever Pet Dermatology Clinics, Inver Wood Golf Course, Inver Grove Heights Skate Park, Veterans Community Center, Inver Hills Community College

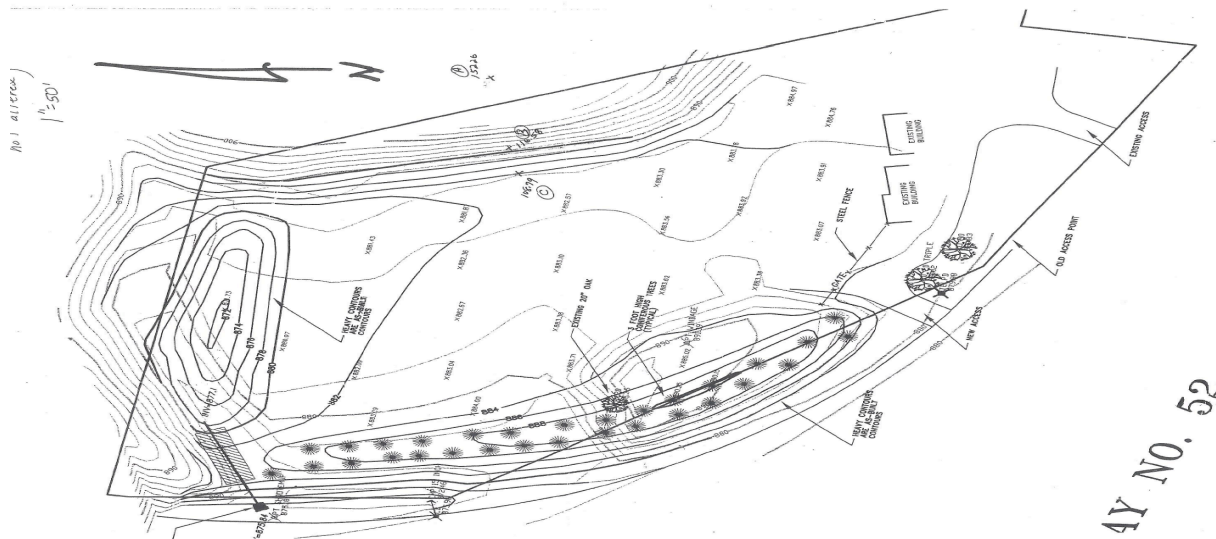
DEMOGRAPHICS

Average Household Population

| | |
|---------|--------|
| 1 Mile | 898 |
| 3 Miles | 15,684 |
| 5 Miles | 65,148 |

Average Household Income

| | |
|---------|-----------|
| 1 Mile | \$112,912 |
| 3 Miles | \$103,115 |
| 5 Miles | \$87,687 |



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