

# Albertville Shoppes at School Lake

Ground Lease | Build-to-Suit | For Sale



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# Property highlights

- Premier pad opportunities
- Located at fully signalized intersection
- Excellent visibility and access to I-94
- High residential growth area
- Strong daytime population
- Surrounded by national and regional retailers
- Area tenants include: Ashley Furniture, Nike, Lululemon, and more

## Site information

**Location:** I-94 & Labeaux Ave NE, Albertville, MN 55301

**Description:** Multiple Pad-Ready Sites Available; +/- 12 Usable Acres

## Traffic counts

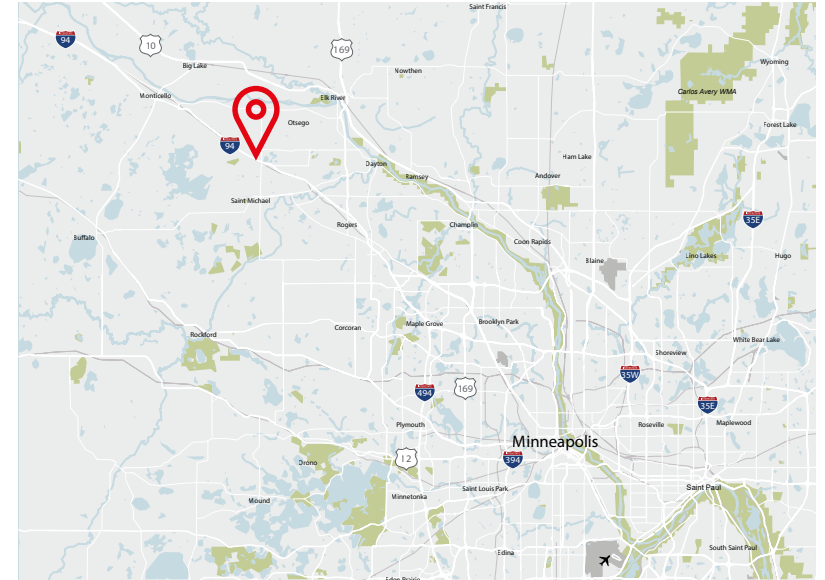
**I-94:** 57,284 vpd      **Labeaux Ave NE:** 18,700 vpd

## Availability

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## Demographics

Radius	3 Mile	5 Miles	10 Miles
Population	29,791	53,076	158,718
Median HH Income	\$115,565	\$116,890	\$109,931
Average HH Income	\$135,323	\$137,661	\$133,572



## Nearby Tenants



# Proposed site plan





# Thank you

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