

# Albertville Development Opportunity

LABEAUX COMMERCIAL CENTER - Available Outlots - Coming Soon

5664 Labeaux Ave NE, Albertville, MN 55301



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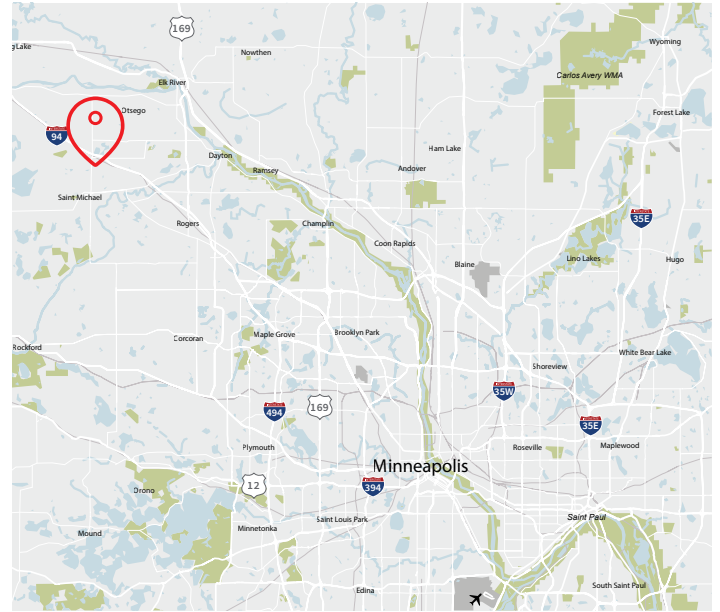
# Property overview & demographics

- Flexible commercial zoning
- New retail outlots along CR 19
- Adjacent to Coborn's Grocery
- Proposed new fully signalized access
- Excellent access and visibility
- Close proximity to I-94, major schools, etc.
- Retail and Residential Development

## Site information

**Location:** 5664 Labeaux Ave NE, Albertville, MN 55301

**Description:** 26 Acre Retail & Residential Development



## Traffic counts

**Labeaux Ave NE:** 19,417 vpd

**57th Street NE:** 10,378 vpd

## Availability

**Lot Size:** Up to 10 acres of retail

*Rough graded pad delivery with access and utilities available*

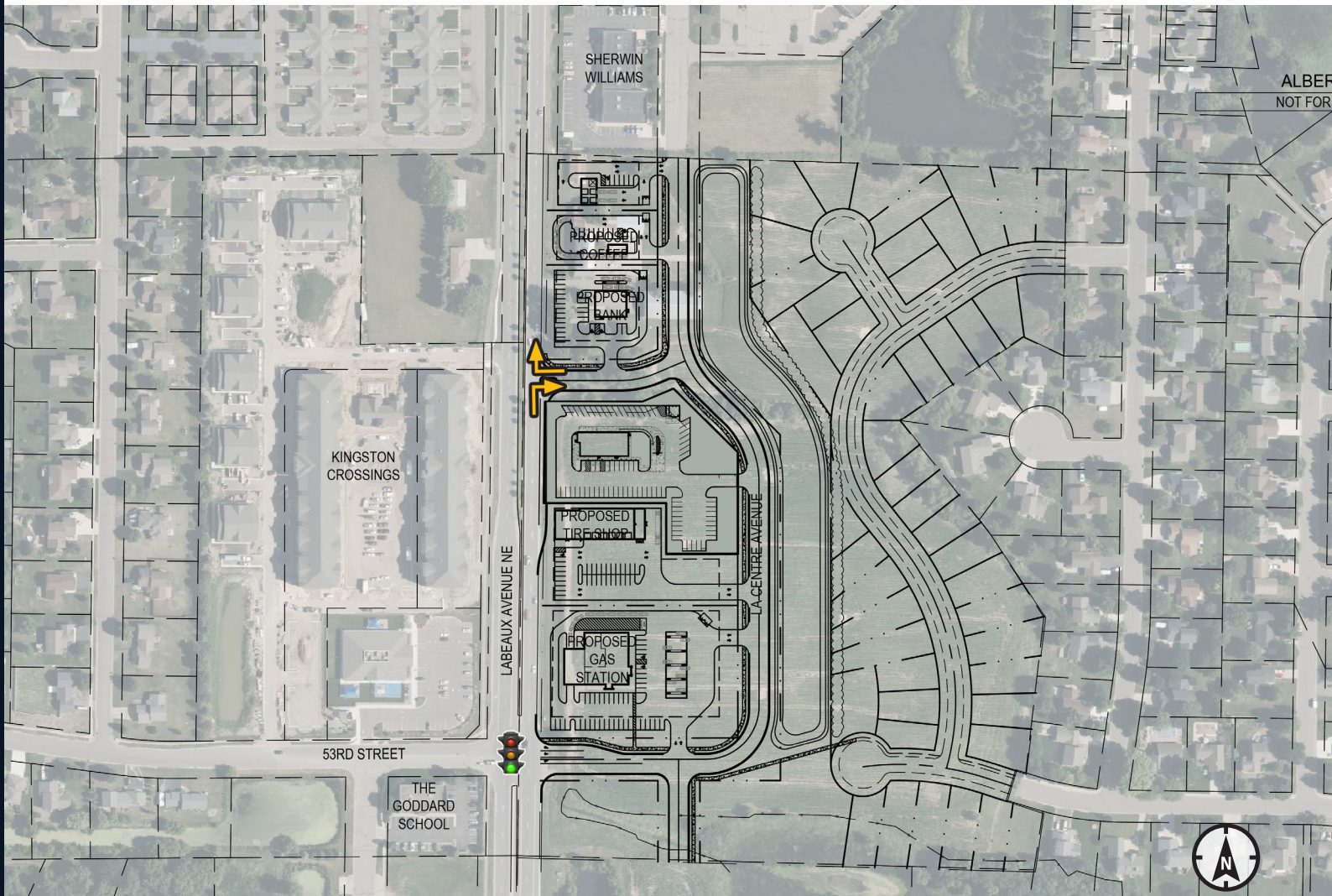
## Nearby retailers



	1 mile radius	3 mile radius	5 mile radius
Population	6,262	31,499	50,207
Median HH Income	\$94,826	\$116,169	\$118,850
Average HH Income	\$122,650	\$136,258	\$140,760

\* Source: 2024 Esri, U.S. Census

# Site Plan - Concept A



# Thank you

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## CONTACT US >>

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