

# Land for sale



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## Vadnais Heights Land - 0.96 Acres

Talmage Circle | Vadnais Heights, MN



# Vadnais Heights Land

Land for sale

## Property Highlights

- Exciting new retail development opportunity
- Gas station on the corner being redeveloped for Holiday Gas Station.
- Excellent exposure to I-35 (with the ability for pylon signage)
- More future commercial growth north of the site.



### Site Information

#### Location

Talmage Circle in Vadnais Heights, MN

#### Description

0.96 Acres

#### Zoning

Commercial



### Traffic Counts

#### I-35E

73,000 VPD

Source: MNDOT

#### County Road E

West of I-35E - 16,000 VPD

East of I-35E - 20,500 VPD



### Demographics

	1-mile	3-miles	5-miles
Population	3,083	53,228	167,113
Median HH Income	\$65,951	\$80,659	\$78,306
Average HH Income	\$83,643	\$100,523	\$99,823

Source: ERSI 2021 Est.



# Vadnais Heights Land Area Aerial





# Contact us:

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