

**FOR
SALE**

LAND - FOR SALE

144 Main Street
Waconia, MN



LAND - FOR SALE ON MAIN STREET IN WACONIA



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SALES PRICE:

\$125,000

2013 Property Taxes - \$2,508.00

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FEATURES

- .07 Acre Property for Commercial Retail Use
- Property currently has 326 SF Building on-site
- Location is conveniently located on Main Street in Downtown Waconia

FACTS

- \$2,508.00 - 2013 Property Taxes
- PID # - 75-0503730



Office (763) 424-6355

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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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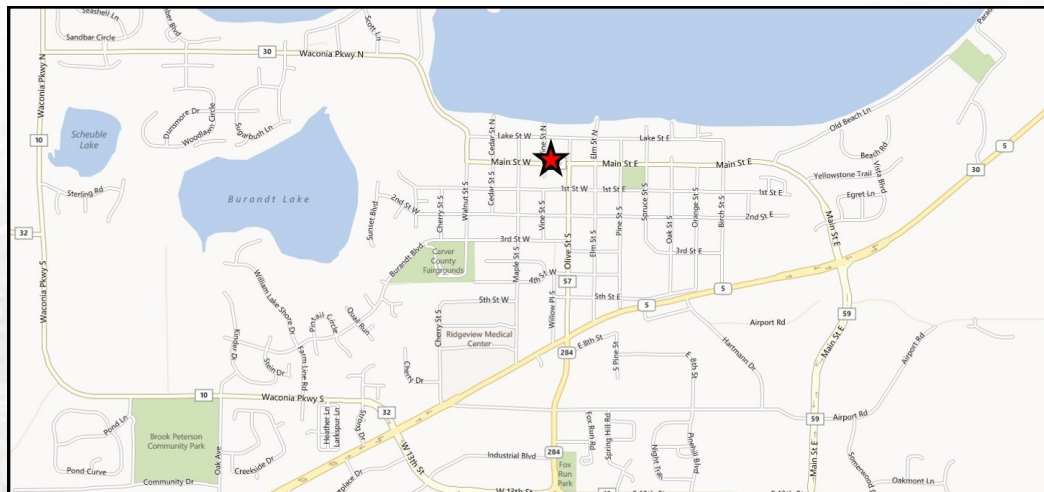
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AERIAL & MAP



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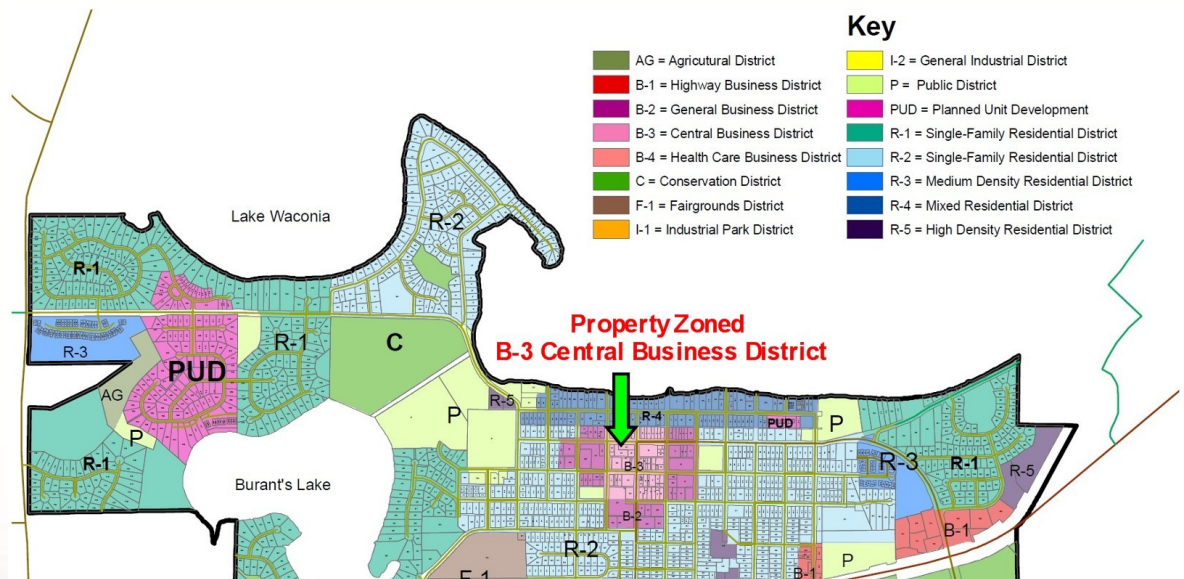
CITY OF WACONIA / ZONING

CITY OF WACONIA:

Waconia is a growing, prosperous community located in Carver County just 30 minutes from the Minneapolis/St. Paul metropolitan area. With a population of over 9000, the city combines small town charm with uptown pizzazz. We are proud of our strong school district, exceptional health care facilities and established industrial parks. Waconia has a rich history and a population dedicated to preserving it. The city of Waconia borders the southern shores of Lake Waconia, adding a unique natural beauty and appeal also found in our parks and surrounding agricultural spaces. All these amenities combine to make Waconia a great place to live, work and play.

ZONING:

This land use category allows and promotes high-intensity office, retail, housing, hospitality, public land uses, preferably in mixed-use buildings with strong pedestrian orientations and historic character. Also includes transitional and mixed-use forms of housing or offices on the perimeter of the core commercial area.



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DIMENSIONS:



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PHOTO GALLERY



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DEMOGRAPHICS

Demographic Summary Report

144 Main St W, Waconia, MN 55387

Building Type: General Retail
Secondary: Storefront
GLA: 326 SF
Year Built: 1915

Total Available: 326 SF
% Leased: 0%
Rent/SF/Yr: Negotiable



Radius	1 Mile	3 Mile	5 Mile
Population			
2016 Projection	5,246	13,268	19,518
2011 Estimate	5,103	12,509	18,374
2010 Census	5,090	12,359	18,117
Growth 2011 - 2016	2.80%	6.10%	6.20%
Growth 2010 - 2011	0.30%	1.20%	1.40%
2011 Population by Hispanic Origin	126	301	469
2011 Population By Race	5,103	12,509	18,374
White	4,902 96.06%	11,948 95.52%	17,470 95.08%
Black or African American	44 0.86%	117 0.94%	185 1.01%
American Indian and Alaska Native	21 0.41%	36 0.29%	45 0.24%
Asian	41 0.80%	166 1.33%	298 1.62%
Native Hawaiian and Pacific Islander	0 0.00%	2 0.02%	4 0.02%
Other Race	44 0.86%	88 0.70%	126 0.69%
Two or More Races	51 1.00%	152 1.22%	247 1.34%
Households			
2016 Projection	2,266	4,689	6,884
2011 Estimate	2,176	4,408	6,468
2010 Census	2,171	4,358	6,377
Growth 2011 - 2016	4.10%	6.40%	6.40%
Growth 2010 - 2011	0.20%	1.20%	1.40%
Owner Occupied	1,479 67.97%	3,420 77.59%	5,223 80.75%
Renter Occupied	697 32.03%	988 22.41%	1,245 19.25%
2011 Households by HH Income	2,177	4,408	6,469
Income Less Than \$15,000	283 13.00%	412 9.35%	546 8.44%
Income: \$15,000 - \$24,999	215 9.88%	303 6.87%	418 6.46%
Income: \$25,000 - \$34,999	163 7.49%	282 6.40%	412 6.37%
Income: \$35,000 - \$49,999	267 12.26%	478 10.84%	682 10.54%
Income: \$50,000 - \$74,999	373 17.13%	850 19.28%	1,261 19.49%
Income: \$75,000 - \$99,999	307 14.10%	802 18.19%	1,237 19.12%
Income: \$100,000 - \$149,999	282 12.95%	784 17.79%	1,204 18.61%
Income: \$150,000 - \$199,999	151 6.94%	261 5.92%	375 5.80%
Income: \$200,000+	136 6.25%	236 5.35%	334 5.16%
2011 Avg Household Income	\$80,185	\$84,943	\$85,883
2011 Med Household Income	\$58,512	\$70,147	\$72,647
2011 Per Capita Income	\$32,554	\$31,083	\$30,856



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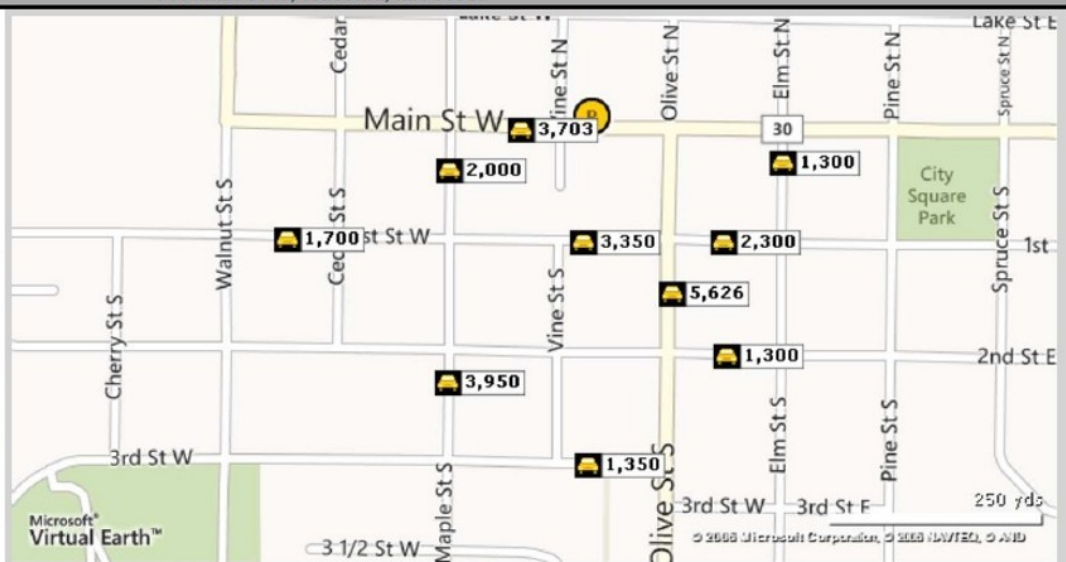


TRAFFIC SUMMARY

Traffic Count Report

144 Main St W, Waconia, MN 55387

Building Type: **General Retail**
Secondary: **Storefront**
GLA: **326 SF**
Year Built: **1915**
Total Available: **326 SF**
% Leased: **0%**
Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Main St W	S Vine St	0.03 E	2011	3,703	MPSI	.05
2 W 1st St	S Vine St	0.02 W	2007	3,350	AADT	.09
3 S Maple St	W 1st St	0.05 S	2007	2,000	AADT	.10
4 W 1st St	S Olive St	0.03 W	2007	2,300	AADT	.12
5 S Olive St	W 1st St	0.03 N	2011	5,626	MPSI	.13
6 S Elm St	E 1st St	0.06 S	2007	1,300	AADT	.13
7 W 2nd St	S Elm St	0.04 E	2007	1,300	AADT	.19
8 S Maple St	W 2nd St	0.02 N	2007	3,950	AADT	.20
9 W 1st St	S Cedar St	0.03 E	2007	1,700	AADT	.22
10 W 3rd St	Willow Pl S	0.01 E	2007	1,350	AADT	.24



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