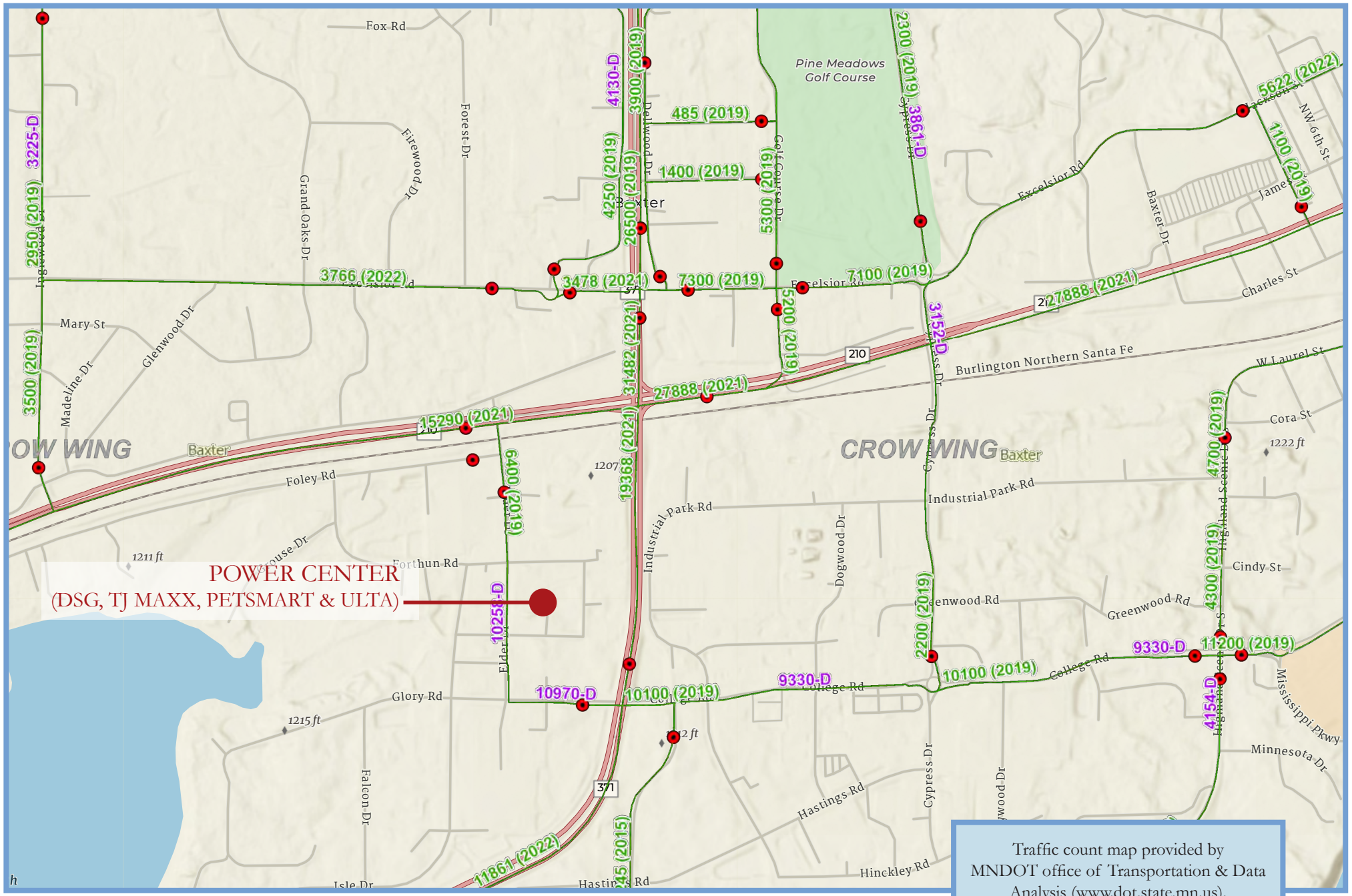
hj development

TRAFFIC COUNT INFORMATION | CENTRAL LAKES CROSSING

Highway 371 & Glory Road S. | Baxter, MN 56425



Traffic count map provided by MNDOT office of Transportation & Data Analysis (www.dot.state.mn.us).

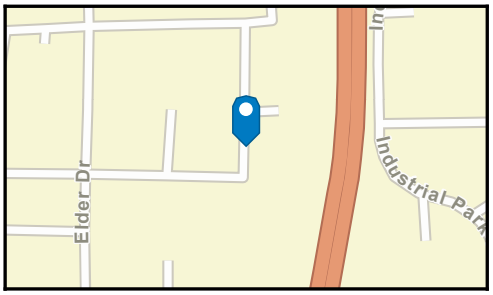
Chris Moe, CCIM • Brian Merz | 952-476-9400 | hjdevelopment.com

Traffic Count Map

Central Lakes Crossing
13432 Elmwood Dr, Baxter, Minnesota, 56425
Rings: 1, 3, 5 mile radii

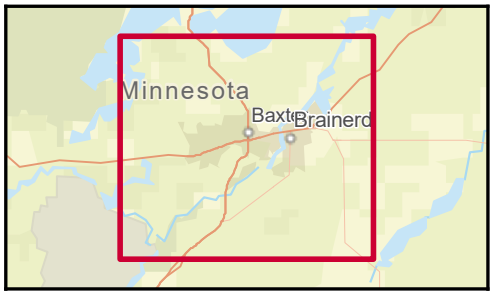
Prepared by HJ Development
Latitude: 46.34634
Longitude: -94.24618





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

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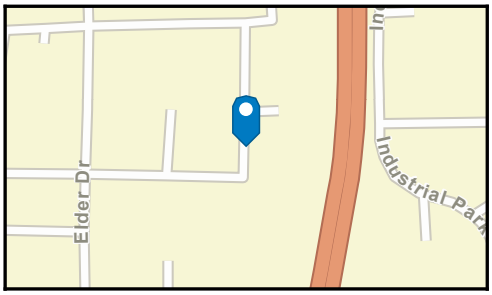
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Traffic Count Map - Close Up

Central Lakes Crossing
13432 Elmwood Dr, Baxter, Minnesota, 56425
Rings: 1, 3, 5 mile radii

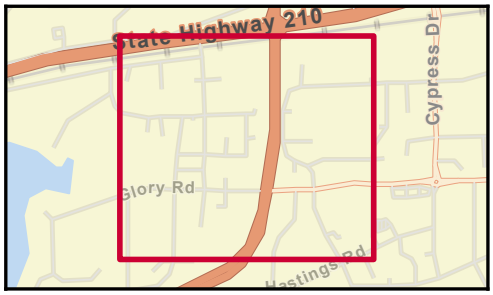
Prepared by HJ Development
Latitude: 46.34634
Longitude: -94.24618





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

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Traffic Count Profile

Central Lakes Crossing
13432 Elmwood Dr, Baxter, Minnesota, 56425
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 46.34634
Longitude: -94.24618

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	C. Elmer Anderson Memorial	Glory Rd S (0.04 miles S)	2021	19,368
0.14	Glory Road	State Hwy 371 (0.09 miles E)	2019	9,500
0.16	Elder Drive	Forthun Rd S (0.0 miles N)	2019	6,400
0.22	State Hwy 371	Hwy 210 W (0.18 miles N)	2006	11,800
0.36	Hwy 210 W	Hwy 371 (0.15 miles E)	2006	20,000
0.43	Evergreen Dr S	Isle Rd S (0.02 miles S)	2006	11,500
0.44	State Highway 210	Conservation Rd (0.32 miles E)	2021	27,888
0.48	State Hwy 210	State Hwy 371 (0.08 miles S)	2019	31,500
0.53	Paul Bunyan Expressway	State Hwy 371 (0.02 miles SE)	2021	31,482
0.57	Excelsior Road North	Firewood Dr (0.05 miles W)	2021	3,478
0.58	Golf Course Dr	Fairview Rd N (0.03 miles SW)	2019	5,200
0.58	Excelsior Rd N	Dellwood Dr N (0.02 miles E)	2006	7,171
0.58	Isle Rd S	Isle Dr (0.07 miles N)	2019	12,800
0.59	College Rd S	Cypress Dr S (0.02 miles NE)	2019	10,100
0.60	Cypress Dr S	S College Rd (0.02 miles S)	2006	11,110
0.61	Excelsior Rd	Dellwood Dr N (0.07 miles W)	2019	7,300
0.63	Cypress Dr	Cypress Dr S (0.02 miles S)	2019	2,200
0.71	Excelsior Rd	Flintwood Dr N (0.02 miles E)	2019	3,450
0.76	Cypress Dr	Fairview Rd N (0.05 miles W)	2019	24,100
0.77	Edgewood Dr N	Design Dr N (0.05 miles E)	2019	4,250
0.79	Design Street	Dellwood Dr N (0.11 miles W)	2019	1,400
0.88	Universal Dr N	Dellwood Dr N (0.11 miles W)	2019	485
0.89	Golf Course Dr	Universal Dr N (0.03 miles N)	2019	5,300
0.91	Highland Scenic Dr	in Fisherman (0.1 miles SW)	2019	4,150
0.93	Edgewood Dr N	Clearwater Rd N (0.15 miles N)	2006	25,000
0.93	Fairview Rd N	Inglewood Dr N (0.03 miles SW)	2006	3,485
0.97	Golf Course Dr N	Universal Dr N (0.07 miles S)	2006	7,373
0.97	Dellwood Drive	State Hwy 371 (0.11 miles N)	2019	3,900
0.99	Excelsior Rd	Broadmor Dr (0.01 miles NE)	2019	7,100
1.00	Cypress Dr	Broadmor Dr (0.1 miles E)	2019	2,300

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
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