HARVEST RIDGE

County Line Road SE & US Highway 12/Babcock Boulevard | Delano, MN 55328

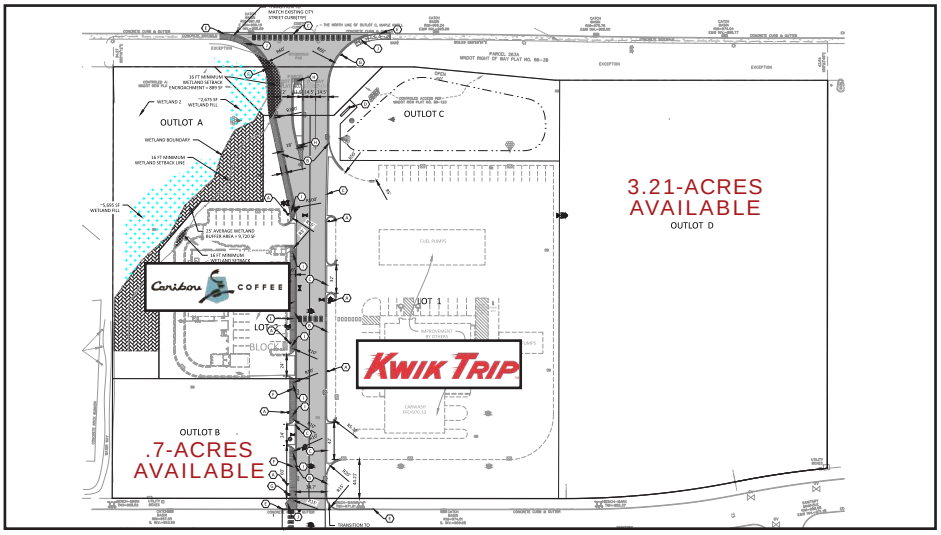


SALE/LEASE/BTS OPPORTUNITY

HJ Development is currently marketing two (2) land parcels (3.21-acres & .7-acres) in Delano, MN. Located at the intersection of County Line Road SE & US Hwy. 12 (Babcock Blvd.), the sites are available for sale, lease or build-to-suit. Permitted uses include retail, office, daycare, restaurant, medical office, multi-family and senior housing. For more information please contact us directly.

DEMOGRAPHICS (Data Source ~ ESRI)

	1-Mile	3-Miles	5-Miles
Population:	3,330	8,666	17,896
Daytime Population:	2,297	3,074	5,390
Households:	1,341	3,093	6,612
Average HH Income:	$112,219	$139,328	$143,990



CURRENTLY AVAILABLE

- Sale/Lease/BTS Opportunities
- User Driven Development
- Single or Multi-Tenant Use
- Negotiable Pricing
- Located Across the Street from Coborn's, the Prominent Grocer for City Residents
- Flexible Zoning
- Neighboring Retailers Include:
  *Caribou Coffee
  *Kwik Trip

CONTACT INFORMATION

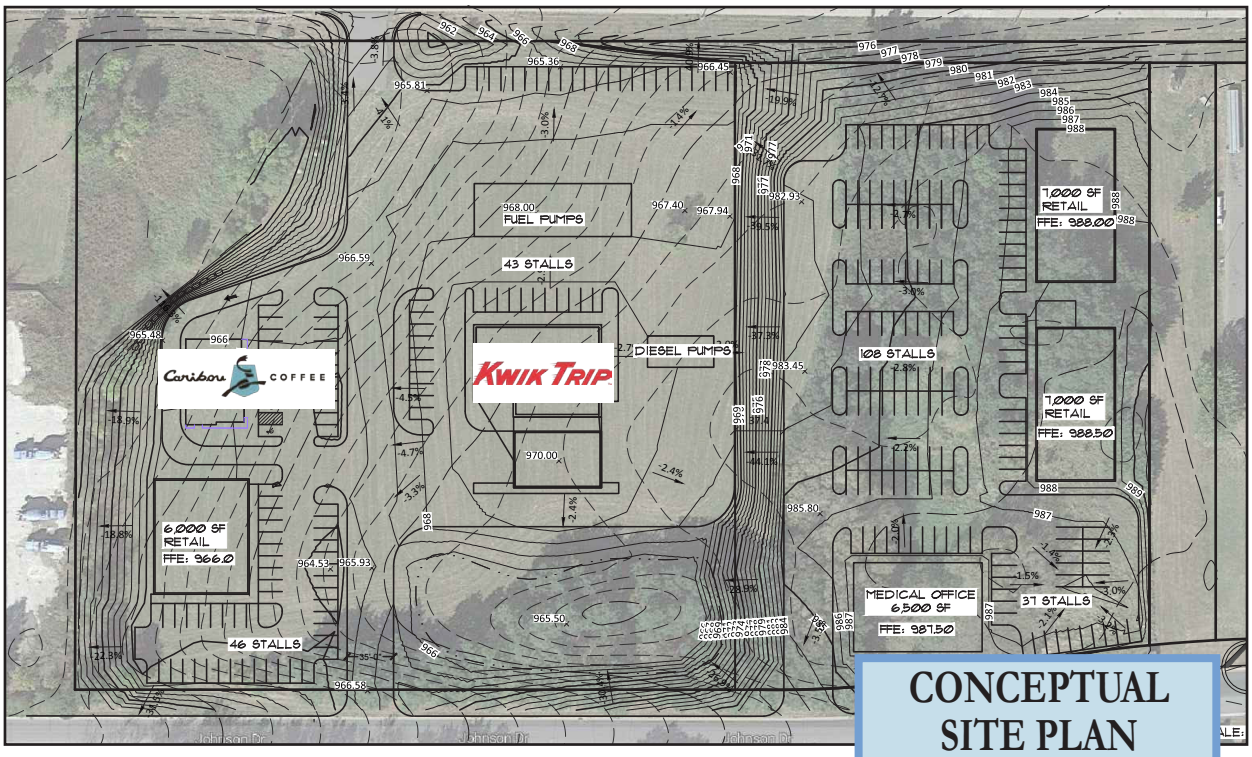
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SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | DELANO





CONCEPTUAL SITE PLAN