

BUILD TO SUIT FOR LEASE OR SALE

16535 Anna Trail SE | Prior Lake, MN | 55372



Perfect For QSR/Bank/Medical/Retail

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UPLAND

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PROPERTY INFORMATION

ADDRESS	16535 Anna Trail
CITY, STATE	Prior Lake, MN
LOT SIZE	1.38 Acres
SALE PRICE	Negotiable
LEASE RATE	Negotiable
GROUND LEASE RENT	\$85,000 (Year 1)
COUNTY	Scott
TAXES 2019	\$17,058

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,705	29,187	66,125
MEDIAN HH INCOME	\$89,302	\$107,866	\$112,159
AVERAGE HH INCOME	\$103,284	\$131,538	\$137,737
MEDIAN AGE	38.1	39.3	36.7



NEARBY RETAILERS

McDonald's	Lund's & Byerly's
Burger King	Subway
Dairy Queen	Domino's Pizza
Caribou Coffee	Papa John's
Pizza N' Pasta	Holiday Gas Station
Wendy's	Buffalo Wild Wings
Arby's	Taco Bell

TRAFFIC COUNTS

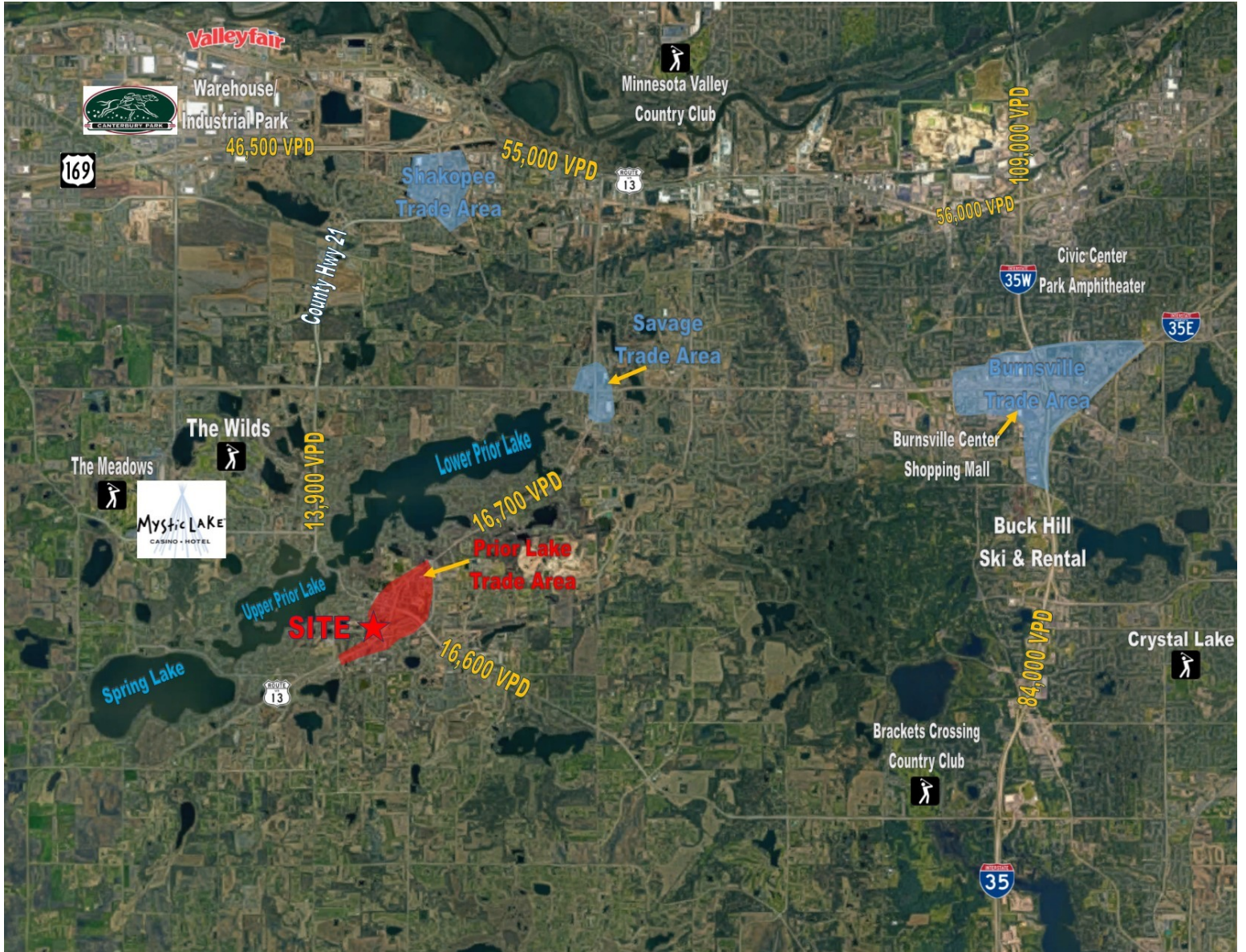
HIGHWAY 13	16,800 VPD
DULUTH AVE SE	4,850 VPD
ANNA TRAIL	320 VPD

COMMENTS

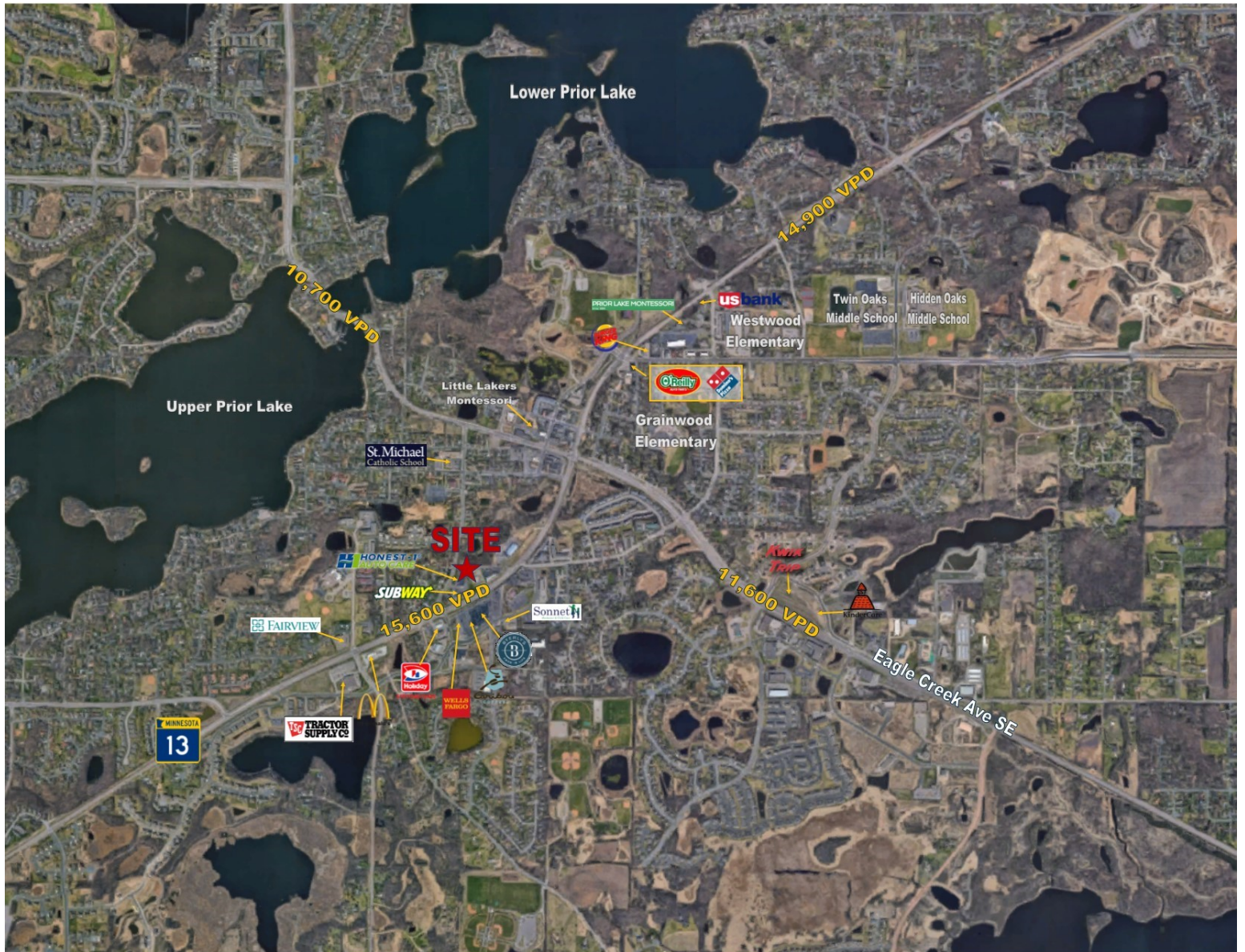
- Less than 3 miles from Mystic Lake Casino with 4,100 employees, 766-room hotel, and an 18-hole Golf Course
- Excellent visibility and easy access
- Highway 13 frontage with high VPD



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