

# 42,823 SF Shovel Ready Mixed-Use Development Opportunity On Busy 66th Street In Richfield!

6605 1<sup>st</sup> Avenue S | Richfield, MN 55423



Christianson & Company  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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## Land Available For Sale:

- Prime .98 acres
- 2020 Taxes: \$14,628.24
- Price: \$880,000.00



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## Highlights and Features:

- PID: 27-028-24-42-0134
- Prime 0.98 acres on 66th Street and 1st Avenue South near Nicollet Avenue.
- Zoning: PMU
- City approved: Mixed-use development with extension
  - \*52,279 sf building with onsite parking
- Shovel ready
- Located on the bus line
- High vehicle and foot traffic
- Join area tenants Walgreens, Marshalls, Foot Locker, Michaels, Burger King, Dairy Queen, AutoZone, Little Caesars Pizza, T-Mobile, Xfinity Store, Rainbow Shops, GameStop, Higher Grounds Academy Center, American Pie Pizza, El Tejaban Mexican Grill, Halloween Express and China Garden



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## Demographics and Traffic Counts

Demographic Radius	1 Mile	3 Miles	5 Miles
Average HH Population	9,280	71,819	177,458
Average HH Income	\$64,500	\$78,620	\$81,592
Traffic Counts - Street	VPD		
E 66 <sup>th</sup> Street	12,000		
Nicollet Avenue	12,100		

## Aerial



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