



**AVISON  
YOUNG**

**LAND FOR SALE**

## LAND PARCEL Stewartville, MN

Partnership. Performance.

### Opportunity

5.86 Acres

Stewartville is Pro-Growth

Sewer and Water Hook up to Site

Excellent Access to Rochester Medical Drive and 20th St NW

Pad Ready



#### Tom Dunsmore

Senior Vice President

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#### Tong Khang

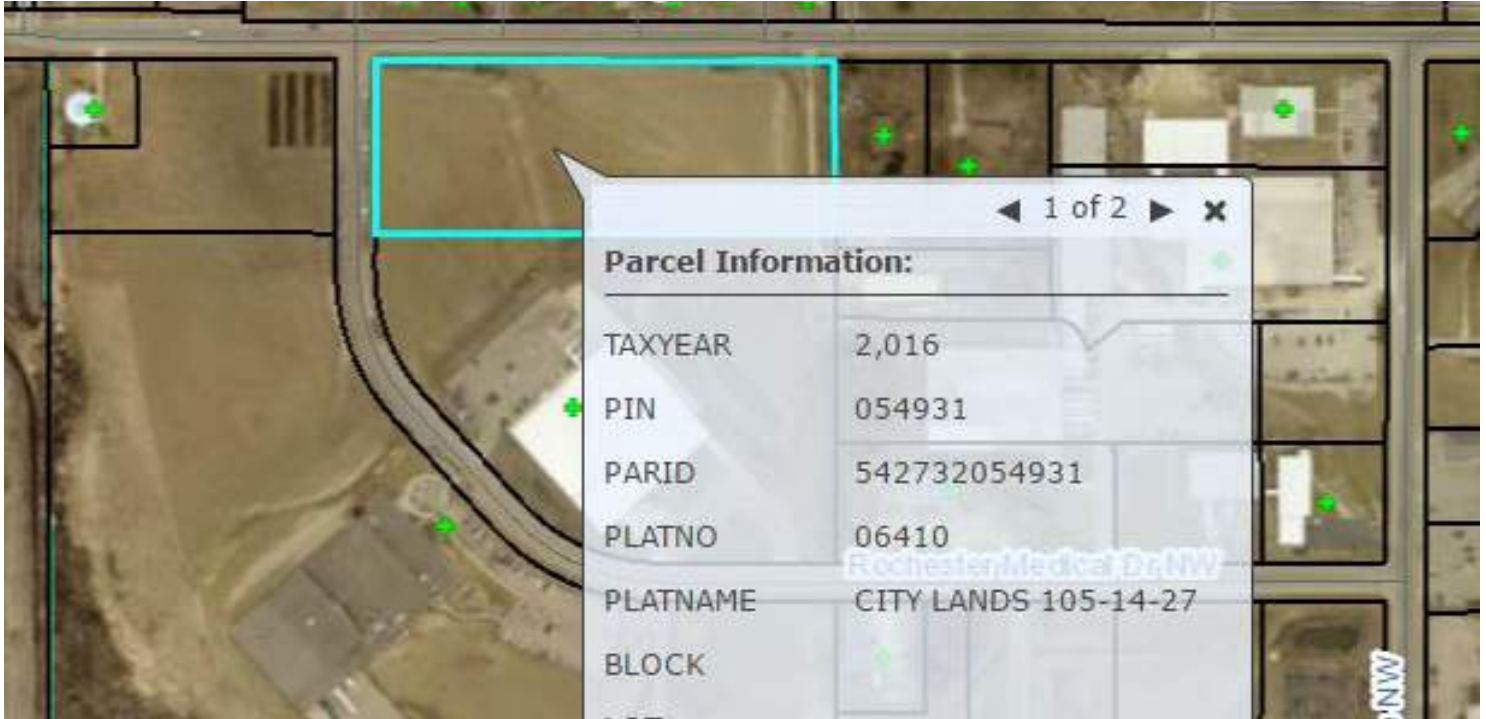
Associate

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# For Sale

## Land Parcel



### OFFERING SUMMARY

Sale Price: \$600,000

### PROPERTY HIGHLIGHTS

- 5.86 Acres
- Stewartville is Pro-Growth
- Sewer and Water Hook up to Site
- Excellent Access to Rochester Medical Drive and 20th St NW
- Pad Ready

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	579	3,814	18,415
Total Population:	1,521	10,018	46,554
Average HH Income:	\$62,848	\$67,907	\$89,547



# For Sale

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## Land Parcel



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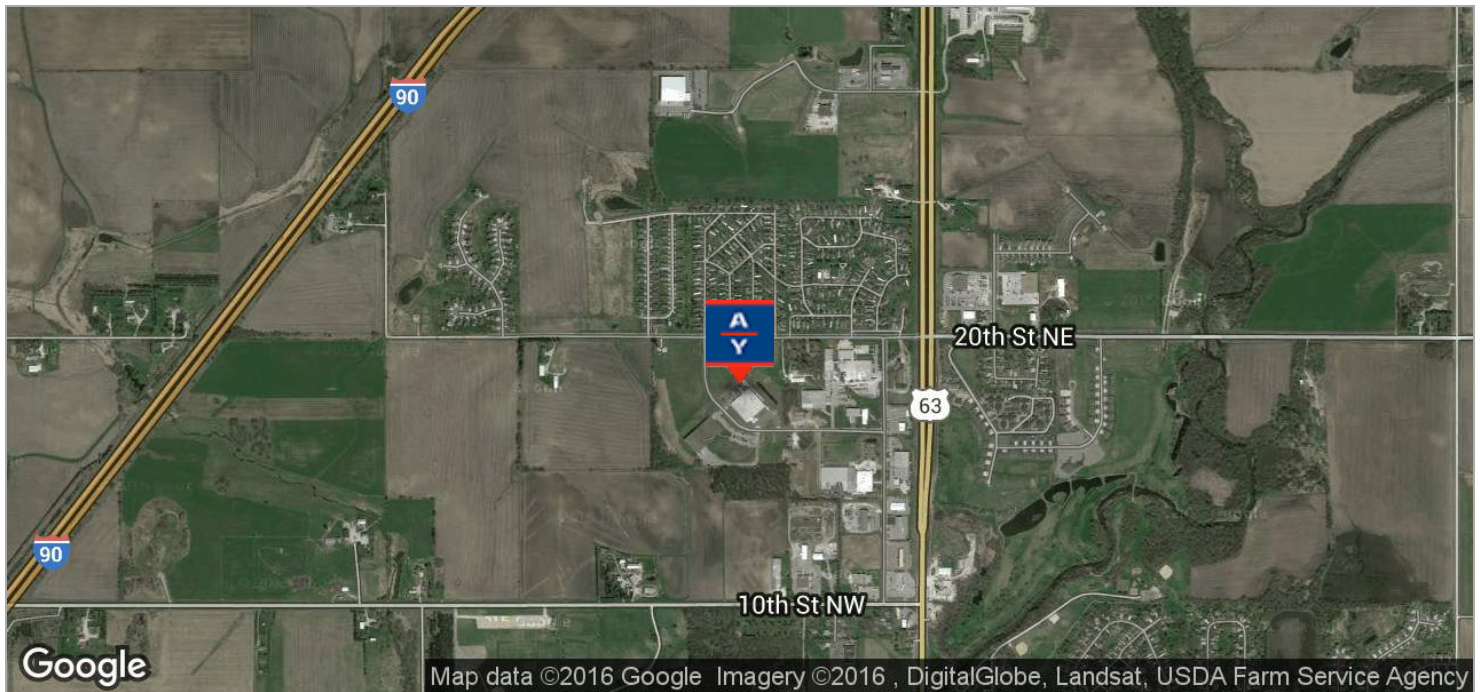
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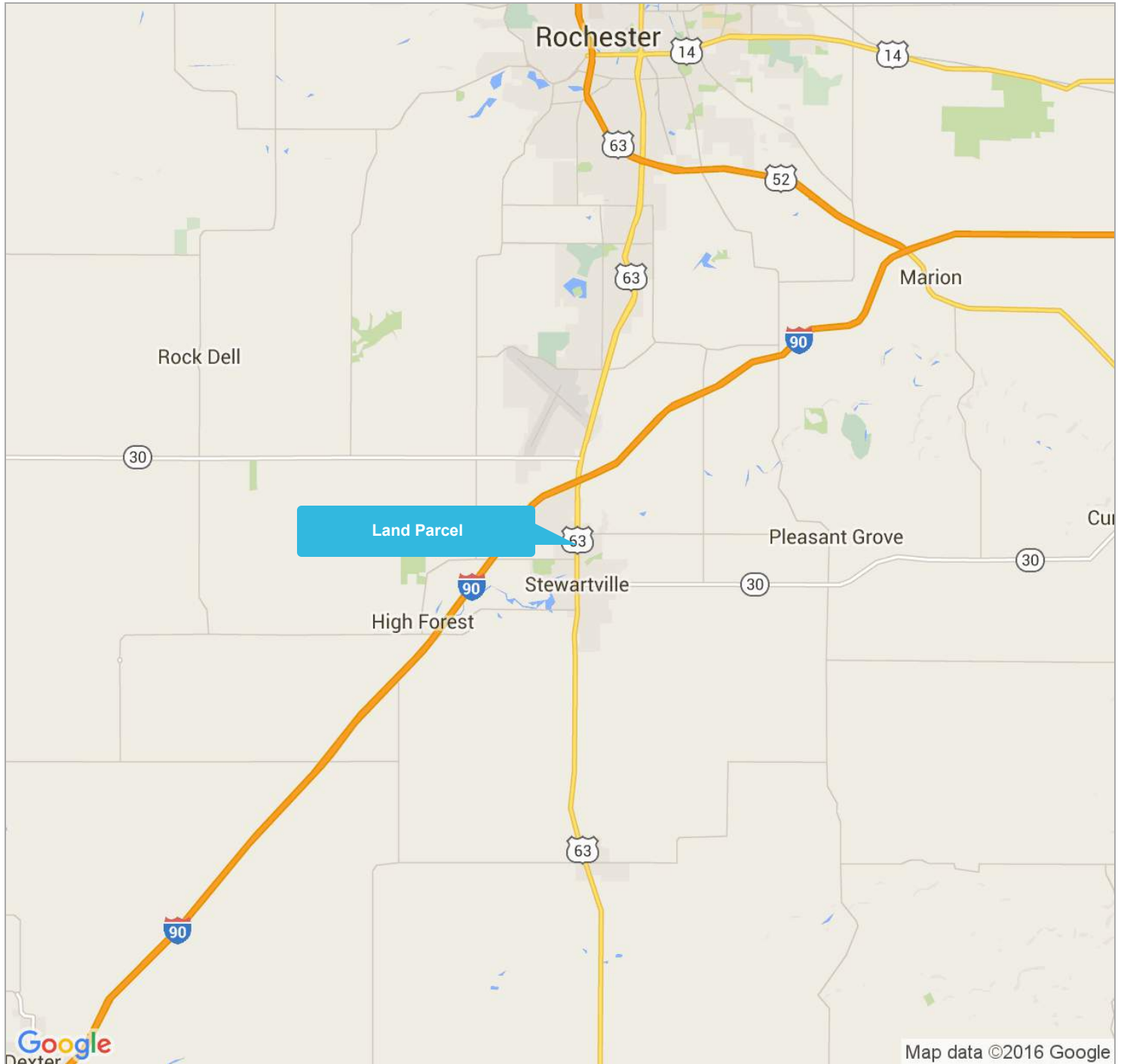
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# For Sale

## Land Parcel

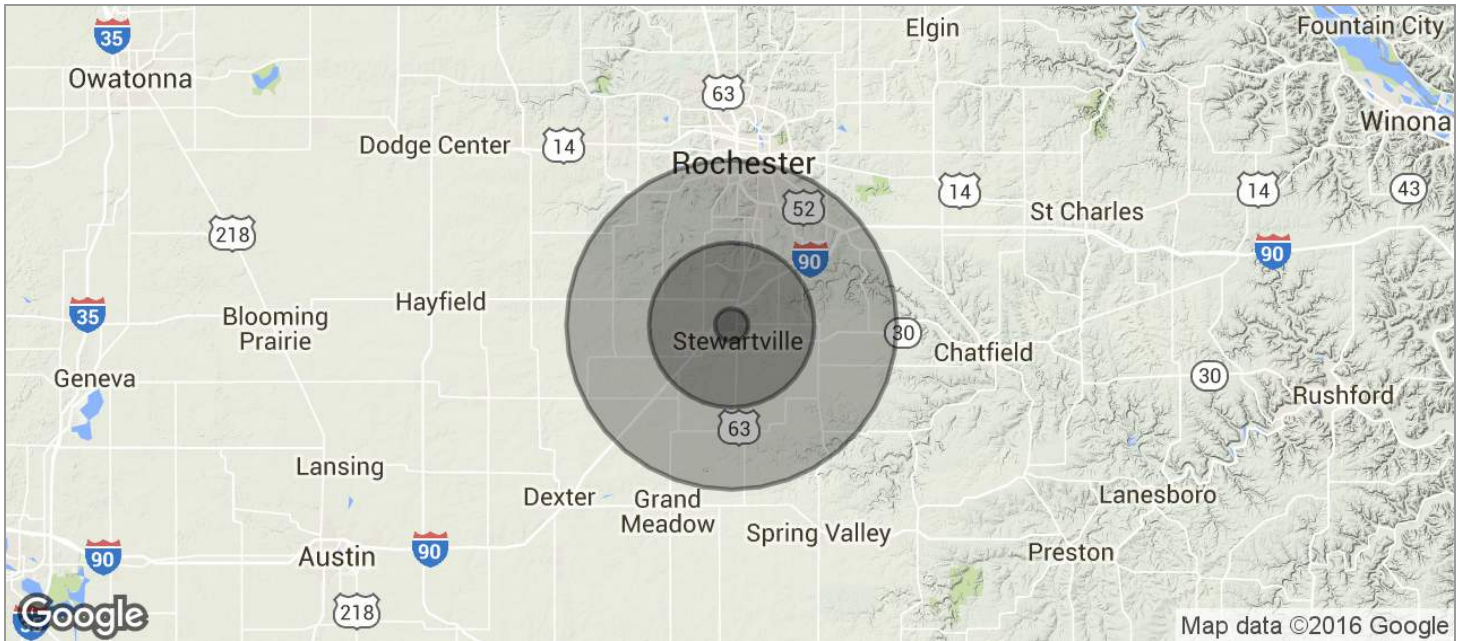






# For Sale

## Land Parcel



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,521	10,018	46,554
MEDIAN AGE	35.9	36.8	39.1
MEDIAN AGE (MALE)	37.3	37.9	38.9
MEDIAN AGE (FEMALE)	33.4	34.8	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	579	3,814	18,415
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$62,848	\$67,907	\$89,547
AVERAGE HOUSE VALUE	\$164,729	\$174,677	\$220,375
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.8%	96.8%	91.7%
% BLACK	1.1%	1.1%	2.1%
% ASIAN	1.8%	1.6%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.2%	0.2%	0.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.1%	1.0%	2.7%

\* Demographic data derived from 2010 US Census



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