



# LAKETOWNE PLACE LAND

## Commercial Land



**FOR SALE**

6600 Laketowne Place  
Albertville, MN  
55331



Zach Synstegaard, JD  
*Advisor*  
612.860.2547  
zsynstegaard@iagcommercial.com



Jeff LaFavre, CCIM, MCR  
*President*  
612.868.7429  
jlafavre@iagcommercial.com

## PROPERTY OVERVIEW

Prime 1.64-acre commercial lot zoned B-2A (Special Business District), ideal for diverse business opportunities including offices, clinics, day care, retail, dining, service providers, recreational facilities, and hospitality ventures. Located under a mile from I-94 and adjacent to the bustling Albertville Premium Outlets, this property offers excellent visibility and access. The site is surrounded by established commercial developments with ample parking available.

## PROPERTY FEATURES

- City sewer and water available
- Less than 1-mile north of I-94
- Approximately 17,000 VPD on Labeaux Avenue NE
- Land is adjacent to:
  - Laurel Academy Early Learning Center
  - inFIT Gym
  - La Fouquette Salon
  - Impress Nails
  - White Smiles Family Dentistry
  - And more!
- Ask an agent about the shared parking easement and possible subdivision opportunity

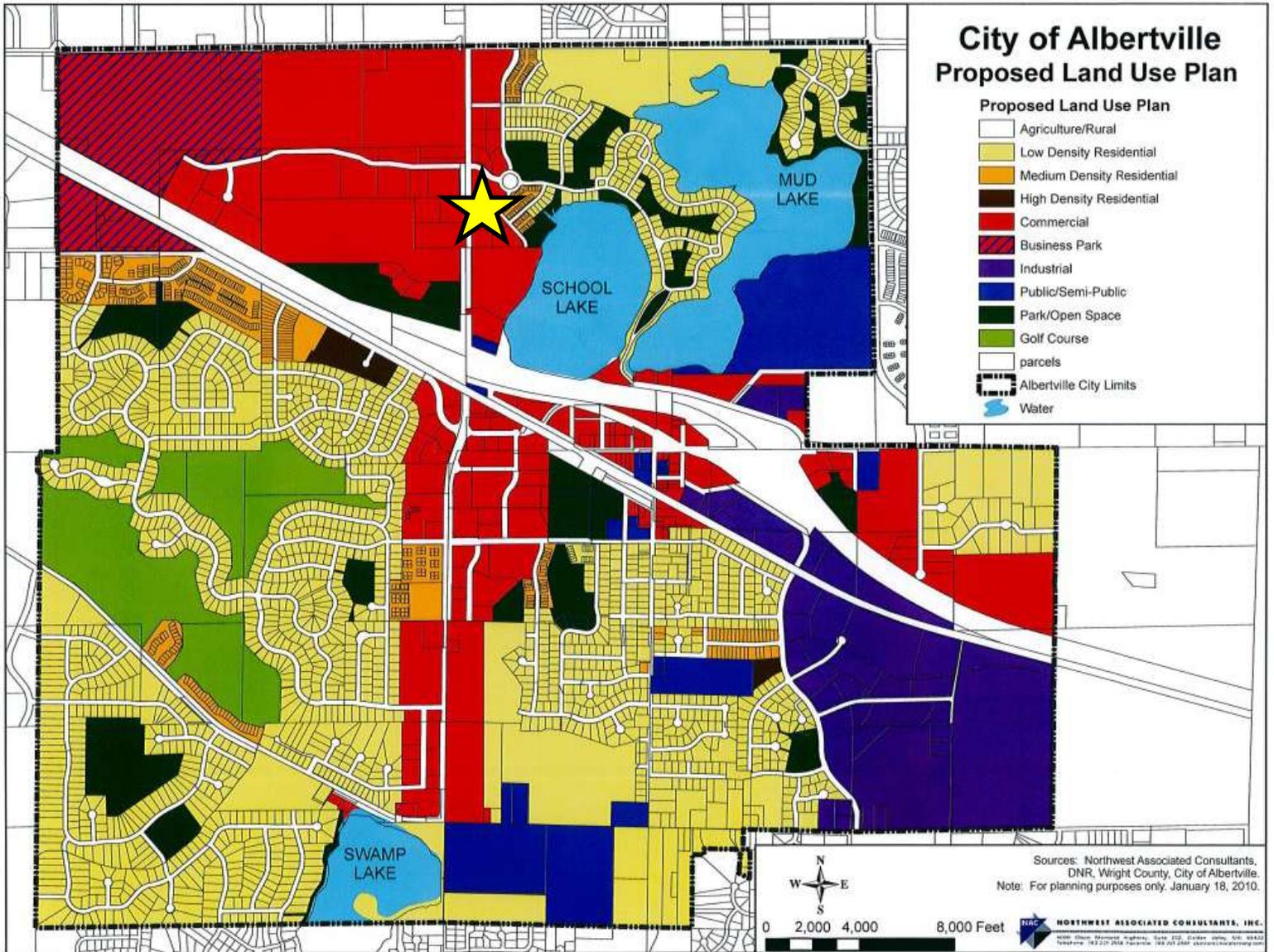
<b>Address:</b>	<b>6600 Laketowne Place Albertville, MN 55301</b>
<b>Acres:</b>	<b>1.64</b>
<b>List Price:</b>	<b>Negotiable</b>
<b>Zoning:</b>	<b>B-2A</b>
<b>County:</b>	<b>Wright</b>



**IAG COMMERCIAL**  
REAL ESTATE



# Proposed Land Use



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6600 Laketowne Pl, Albertville, MN 55301



CITY, STATE

**Albertville, MN**

POPULATION

**41,044**

AVG. HH SIZE

**2.91**

MEDIAN HH INCOME

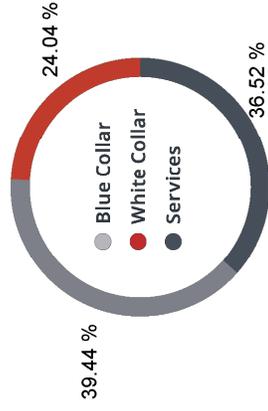
**\$77,944**

HOME OWNERSHIP

Renters: **1,417**

Owners: **12,400**

EMPLOYMENT



**54.78 %**  
Employed

**1.10 %**  
Unemployed

EDUCATION

High School Grad: **33.96 %**

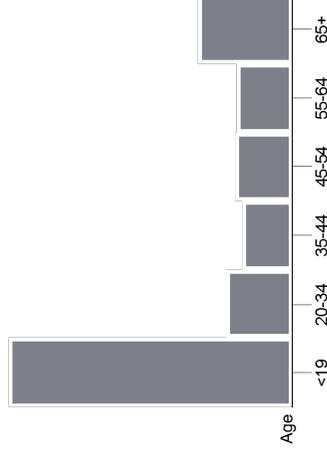
Some College: **27.26 %**

Associates: **9.85 %**

Bachelors: **22.36 %**

GENDER & AGE

**50.35 %**  
 **49.65 %**



RACE & ETHNICITY

White: **90.02 %**

Asian: **2.37 %**

Native American: **0.05 %**

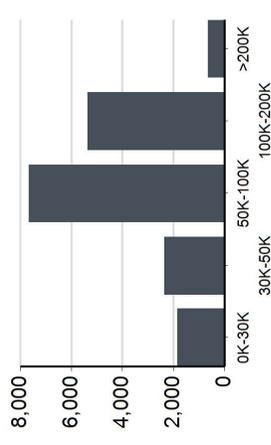
Pacific Islanders: **0.00 %**

African-American: **2.18 %**

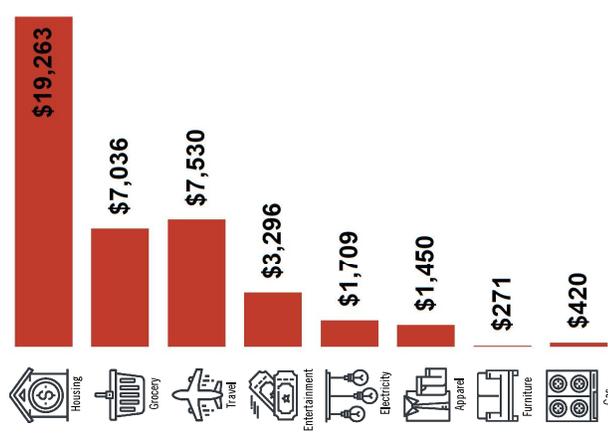
Hispanic: **2.56 %**

Two or More Races: **2.82 %**

INCOME BY HOUSEHOLD



HH SPENDING

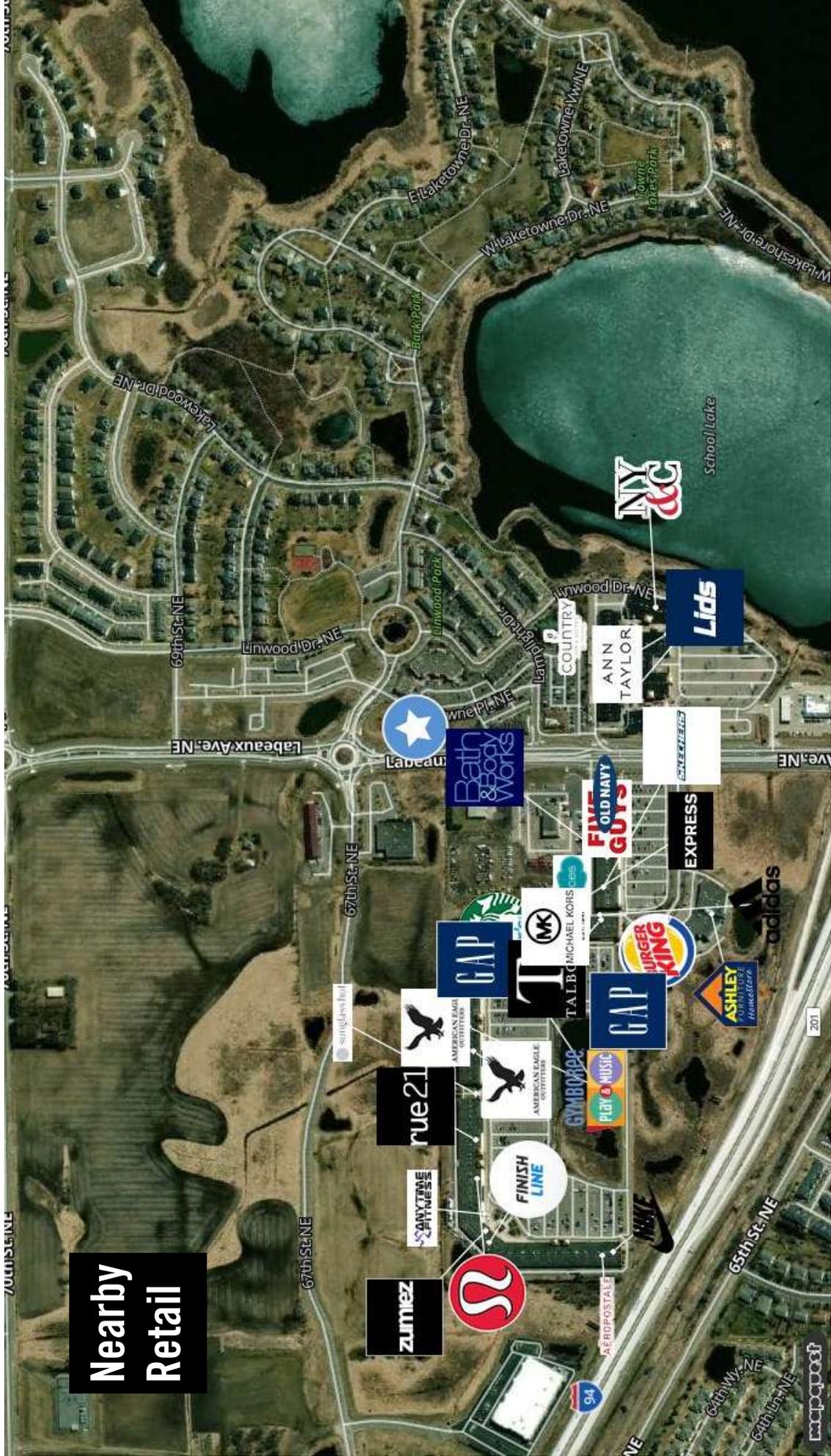


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

## 6600 Laketowne Pl - 1.65 Acres

IAG Commercial

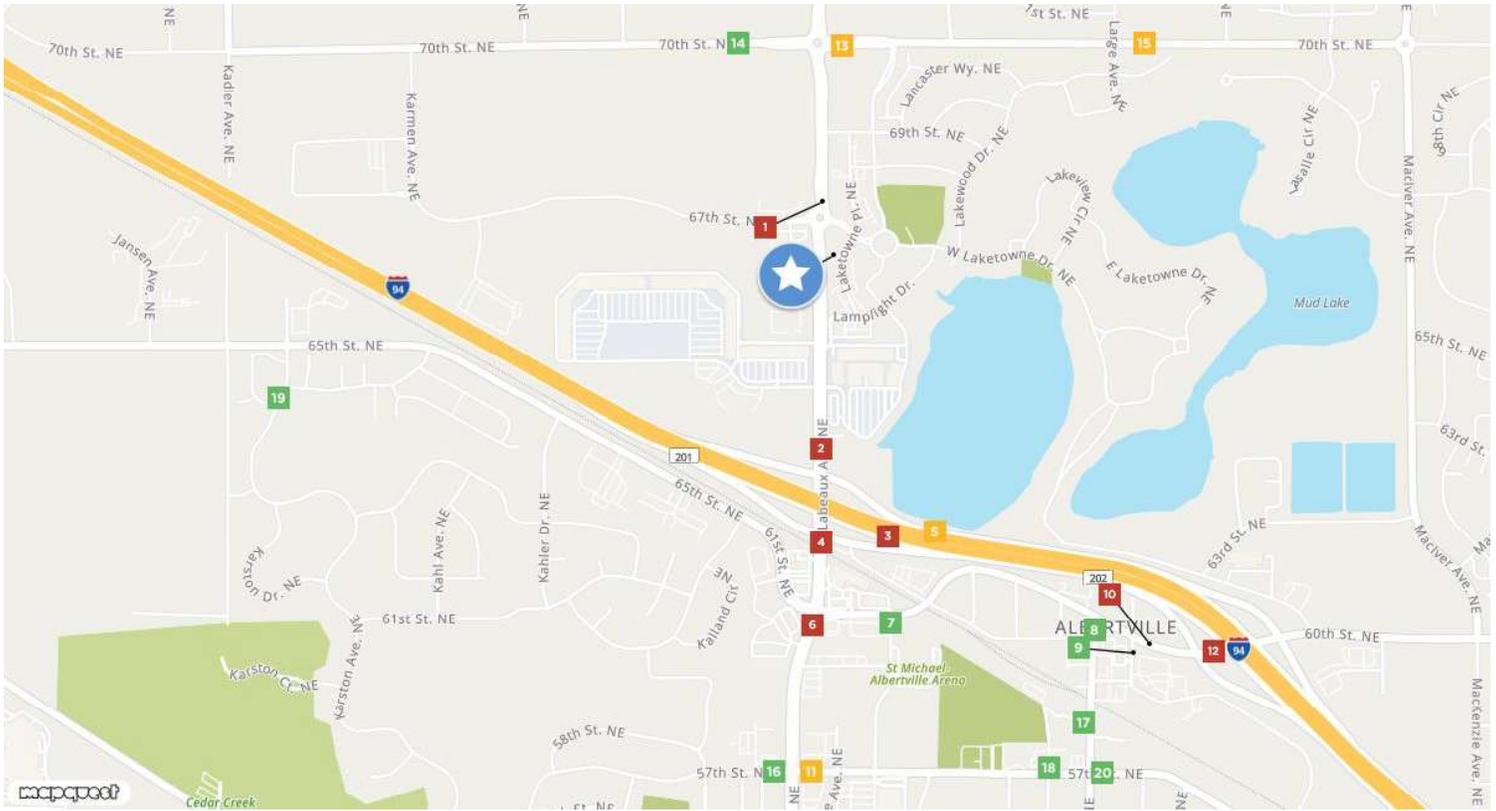
80 South 8th Street, Suite 900 Minneapolis, MN 55402 | 612-868-7429



**Nearby  
Retail**

# 6600 Laketowne Pl - 1.65 Acres

## Traffic Counts



<b>CR 19</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">1</span>	<b>Labeaux Avenue Northeast</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">2</span>	<b>I 94</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">3</span>	<b>Labeaux Avenue Northeast</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">4</span>	<b>60th St NE</b> <span style="background-color: #ffc000; color: white; padding: 2px 5px;">5</span>
W Laketowne Dr	Outlets at Albertville	Labeaux Ave NE	Co Hwy 37	60th St NE
Year: 2022 10,646	Year: 2022 16,890	Year: 2022 48,854	Year: 2022 18,892	Year: 2022 5,432
	Year: 2016 16,700		Year: 2016 18,700	
	Year: 2008 17,000		Year: 2008 19,100	
<b>CR 19</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">6</span>	<b>Lachman Avenue Northeast</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">7</span>	<b>Main Avenue Northeast</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">8</span>	<b>Co Hwy 37</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">9</span>	<b>61st Street Northeast</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">10</span>
61st St NE	61st St NE	60th St NE	Co Hwy 37	Large Ave NE
Year: 2022 16,919	Year: 2022 1,383	Year: 2022 3,605	Year: 2022 3,490	Year: 2022 10,597
	Year: 2016 1,300	Year: 2016 2,950		Year: 2016 15,000
				Year: 2008 17,000
<b>57th Street Northeast</b> <span style="background-color: #ffc000; color: white; padding: 2px 5px;">11</span>	<b>61st Street Northeast</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">12</span>	<b>Labeaux Ave NE</b> <span style="background-color: #ffc000; color: white; padding: 2px 5px;">13</span>	<b>Labeaux Ave NE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">14</span>	<b>70th Street Northeast</b> <span style="background-color: #ffc000; color: white; padding: 2px 5px;">15</span>
Lacentre Ave	I- 94	Labeaux Ave NE	Labeaux Ave NE	Large Ave NE
Year: 2022 6,678	Year: 2022 11,251	Year: 2021 5,614	Year: 2021 4,205	Year: 2021 5,209
Year: 2016 7,200	Year: 2016 11,100			Year: 2016 2,650
	Year: 2008 11,300			
<b>Labeaux Ave NE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">16</span>	<b>Main Ave NE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">17</span>	<b>57th St NE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">18</span>	<b>Karston Cv NE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">19</span>	<b>Main Ave NE</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">20</span>
Labeaux Ave NE	Main Ave NE	57th St NE	Karston Cv NE	Main Ave NE
Year: 2021 4,084	Year: 2021 164	Year: 2021 144	Year: 2021 700	Year: 2021 930