

PRIME COMMERCIAL / DEVELOPMENT OPPORTUNITY



— Offered at \$195,000 —

- 2 acre property with workshop next to Eagleview Elementary School
- Beautiful view of Rice Lake Wildlife Management Area
- Level lot with wooded slope down to Nickel Road on South side
- 2248 Total SF (Ground Floor 1548 sf, Upper Floor 700 sf)
- Located between the expanding Cities of Pequot Lakes and Breezy Point
- High-traffic road located in the middle of the Lakes and Leisure Area!

PLEASE
CONTACT



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Commercial Agent

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www.denalicompanies.com

DENALI COMPANIES, 13954 Cypress Drive, Baxter, MN 56425

The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Denali Companies guarantee the accuracy of such information.

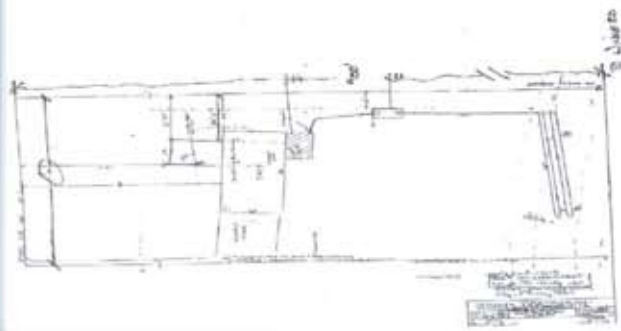
6495 County Road 11, Breezy Point, MN 56472



Facing South



Facing North



The Brainerd Lakes Area is a regional commercial destination for nearly 100,000 year round residents and as many as 150,000 visitors or part-time residents for a total seasonal population of approximately 250,000 people. Baxter is the downtown for the lakes region.

A regional study referenced by the *Brainerd Daily Dispatch* on July 7, 2007 states; “**the Brainerd Lakes Area is forecasted to double its population by 2030**”.

Demographics:	Crow Wing County Population:	61,070 (2005*)
	Avg Household Income:	\$37,589 (2000)
	Baxter Population:	6,887 (2004**)
	Avg Household Income:	\$52,289 (1999)
	Pequot Lakes Population:	1,910 (2005*)
	Avg Household Income:	\$23,813 (1999*)

Source: US Census Bureau; Community Partners Research, Inc.

* MN Demographers Office

** MN State Demographer Office and US Census Bureau estimates



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