

# FOUR SEASONS MALL REDEVELOPMENT | FOR SALE

4108 Lancaster Lane N | Plymouth, MN 55441



Hy-Vee

LIFETIME  
FITNESS

Downtown Mpls  
(7 Miles)

Manor Royal Apts  
(192 units)

Hwy 169 | 85,000 VPD

us bank

Lancaster Park  
Townhomes  
(50 units)

**SITE**

Rockford Road | 27,500 VPD

Lancaster Lane N

N

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SALE PRICE	\$7,900,000
SITE SIZE	17.3 Acres
BUILDING SIZE	101,265 SF
YEAR BUILT	1978
2018 RE TAXES	\$354,761
PROPERTY ID	131182214003 & 1311822140009
ZONING	PUD Planned Unit Development
TITLE RESTRICTIONS	Please ask broker

## FEATURES

- Irreplaceable location at intersection of Highway 169 and Rockford Road (100,000+ vpd combined)
- High visibility to intersection with over 1,500 feet of frontage
- Strong demographics including both daytime and residential population with affluent incomes
- Rare opportunity to acquire a well positioned 17 acre infill site within the Minneapolis-St. Paul Metro

For additional documents on this listing, including a Phase 1, survey, wetland delineation and PUD zoning documents click [here](#)

## TRADE AREA DEMOGRAPHICS

Demo Data Source: Synergos Technologies, Inc. 2017

	1 Mile	3 Mile	5 Mile
Est. Avg. Income	\$86,210	\$92,089	\$92,472
Est. Daytime Pop.	7,660	88,309	270,037
Est. Population	11,328	88,097	231,959
Est. Households	4,844	36,293	93,441

## CONTACT

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**SUBWAY**  
**Qdoba**  
MEXICAN GRILL

**Cub**  
FOODS

**snap**  
FITNESS 24-7

**Holiday**

**BURGER**  
**KING**

**TACO**  
**BELL**

**Wendy's**

**usbank**

**Rockford Road | 27,500 VPD**

**Lancaster Lane N**

**City of Plymouth**  
**Owned**

**N**

# FOUR SEASONS MALL REDEVELOPMENT | FOR SALE

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New Hope Church

Rockford Road | 27,500 VPD

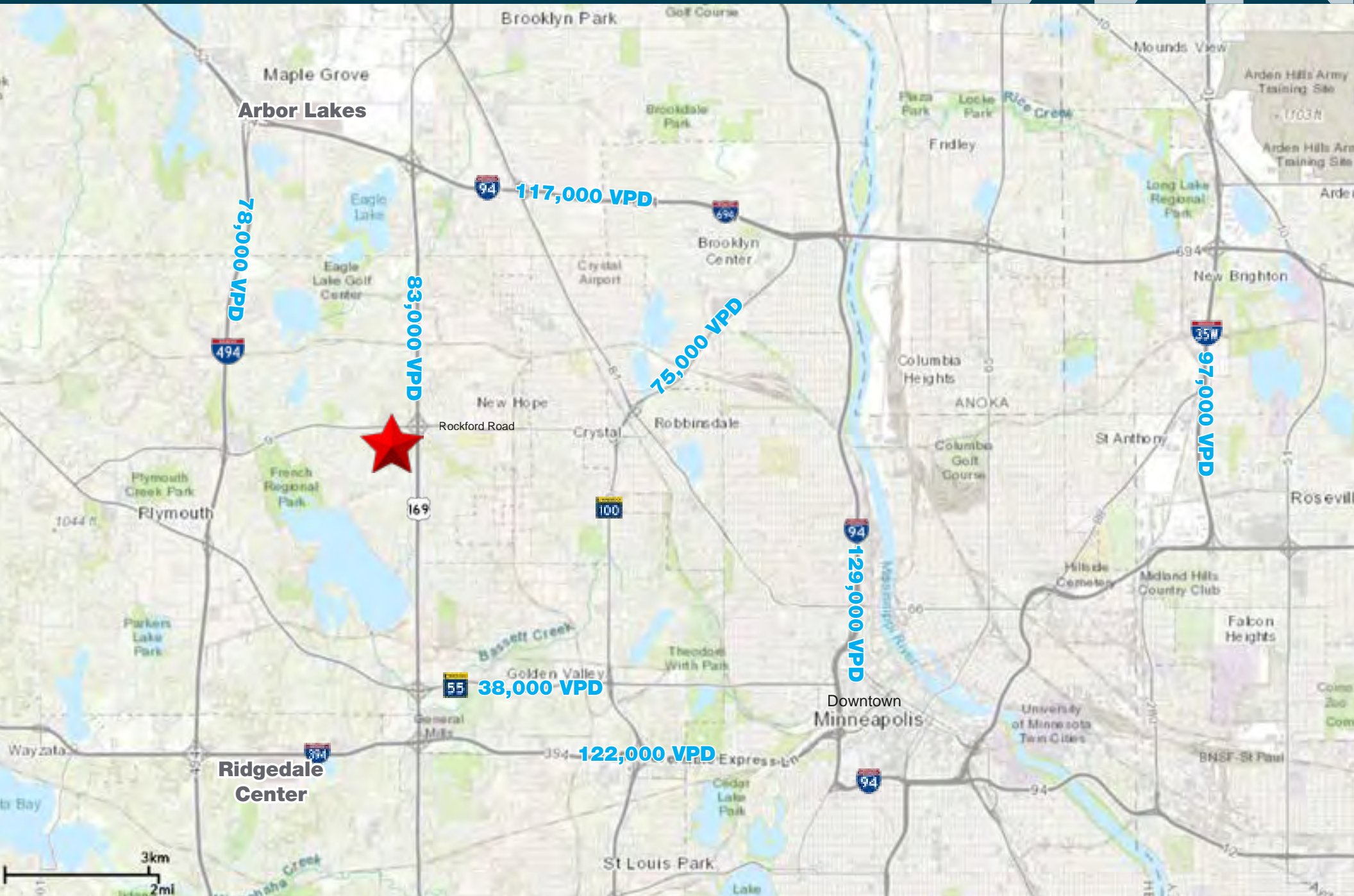
Hwy 169 | 85,000 VPD

Lancaster Lane N



# FOUR SEASONS MALL REDEVELOPMENT | FOR SALE

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# SURVEY

4108 Lancaster Lane N | Plymouth, MN 55441



# DEVELOPMENT PLAN | SCENARIO 1

4108 Lancaster Lane N | Plymouth, MN 55441



# DEVELOPMENT PLAN | SCENARIO 2

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# DEVELOPMENT PLAN | SCENARIO 3

4108 Lancaster Lane N | Plymouth, MN 55441



Illustrative plan only. Not actual redevelopment plan. Source: City of Plymouth





# INFOGRAPHIC SUMMARY | 3 MILE

4108 Lancaster Lane N | Plymouth, MN 55441



## DEMOGRAPHIC SUMMARY

4108 Lancaster Lane N, Plymouth, MN 55441 (Ring of 3 miles)

Rings: 3 mile radii



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Real Estate-Minnesota, LLC

## KEY FACTS

88,097

Population

40.5

Median Age



36,293

Households

\$53,106

Median Disposable Income

## EDUCATION

6%

No High School Diploma



21%

High School Graduate



31%

Some College



43%

Bachelor's/Grad/Prof Degree

## INCOME



\$68,112

Median Household Income



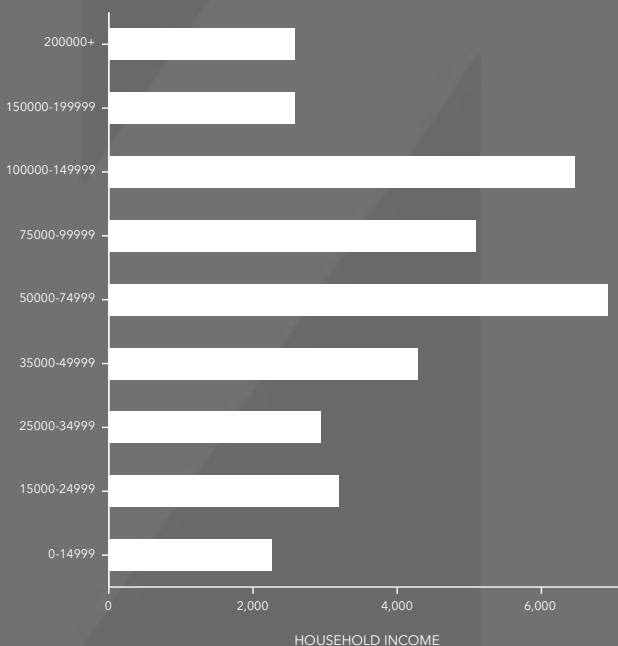
\$38,276

Per Capita Income



\$159,069

Median Net Worth



## ANNUAL HOUSEHOLD SPENDING



\$2,460

Apparel & Services



\$202

Computers & Hardware



\$3,791

Eating Out



\$5,626

Groceries



\$6,232

Health Care

## Tapestry Segments



5C

Parks and Rec

6,948 households

19.1%

of Households



5B

In Style

5,252 households

14.5%

of Households



1D

Savvy Suburbanites

4,030 households

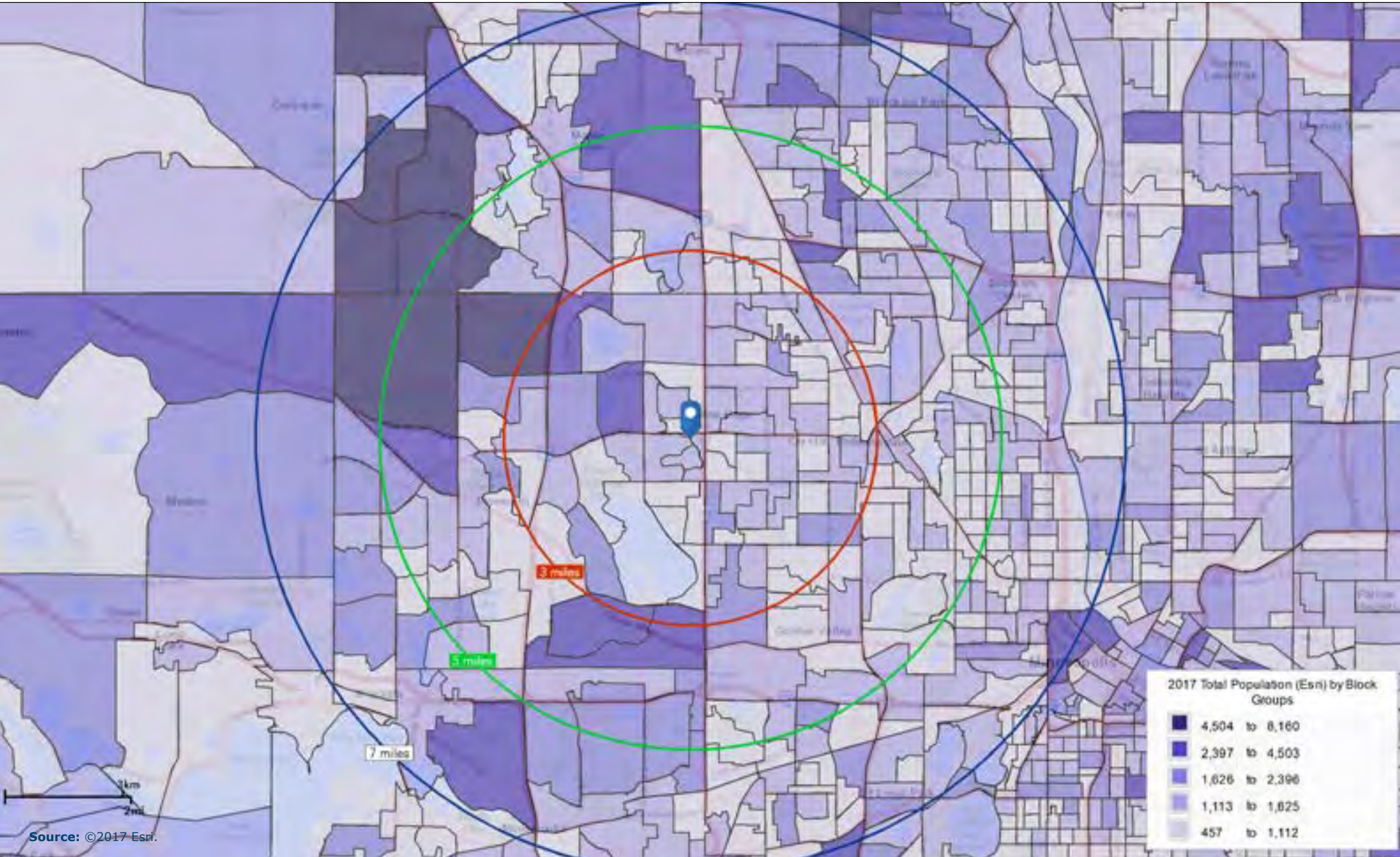
11.1%

of Households

Contact us for more information and an interactive experience for this data.

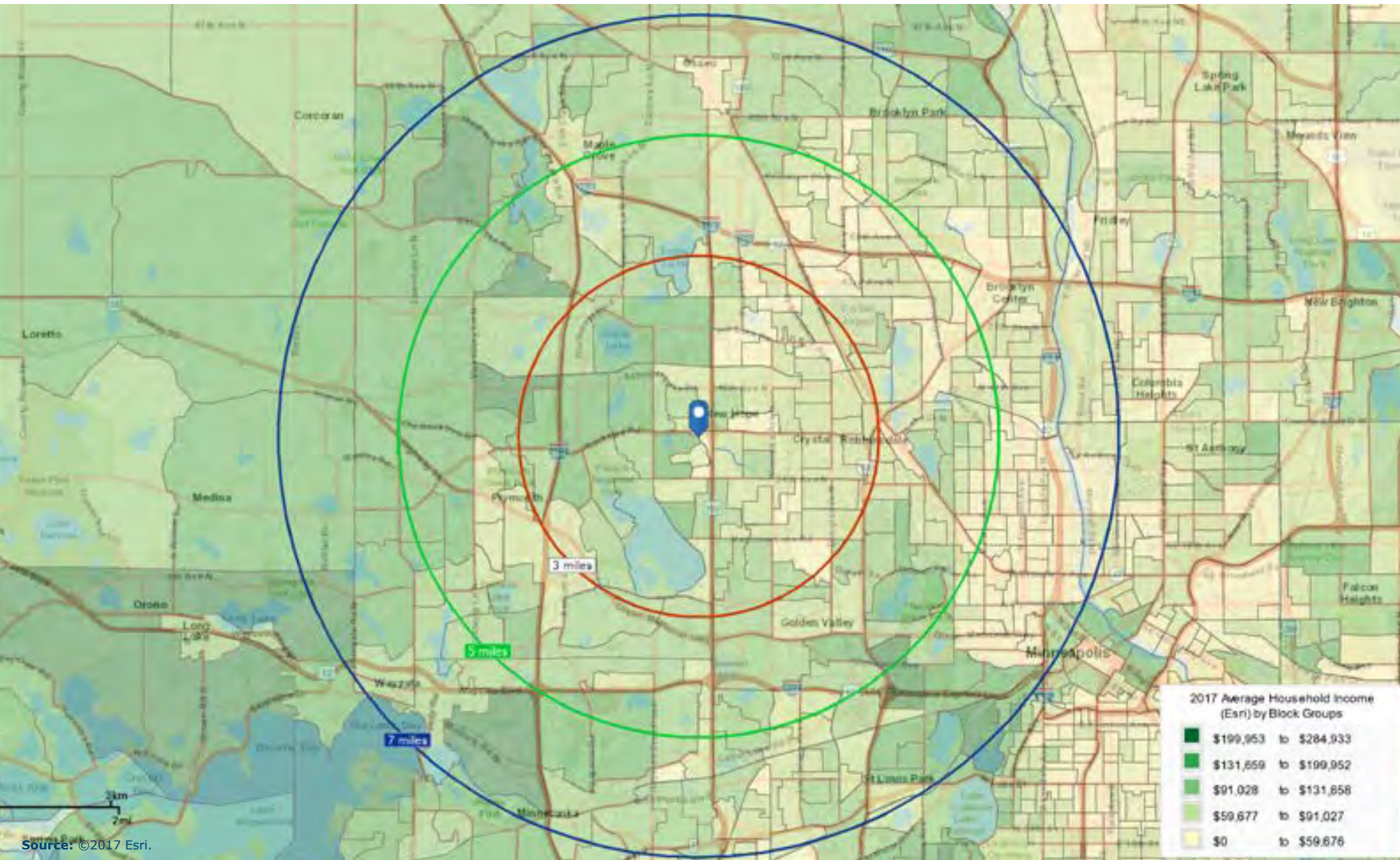
# POPULATION BY BLOCK GROUPS MAP

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# AVERAGE HOUSEHOLD INCOME BY GROUPS MAP

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

























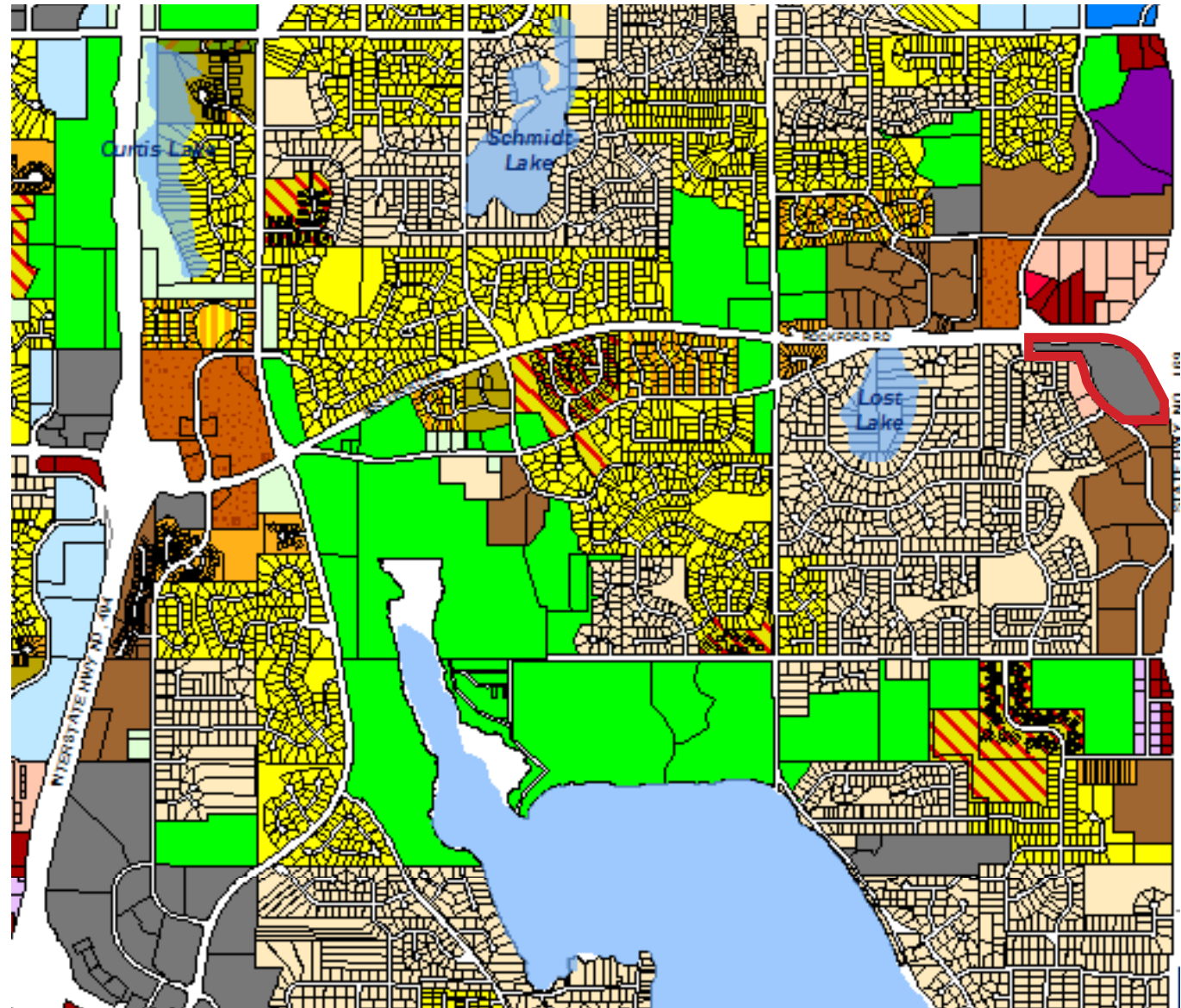
# ZONING MAP

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## Legend

-  City Limits
-  Lakes
-  FRD, Future Restricted Development
-  RSF-R, Single Family Detached Rural to Urban Transition
-  RSF-1, Single Family Detached 1
-  RSF-2, Single Family Detached 2
-  RSF-3, Single Family Detached 3
-  RSF-4, Single and Two Family
-  RMF-1, Multiple Family 1
-  RMF-2, Multiple Family 2
-  RMF-3, Multiple Family 3
-  RMF-4, Multiple Family 4
-  O, Office
-  C-1, Convenience Commercial
-  C-2, Neighborhood Commercial
-  C-3, Highway Commercial
-  C-4, Community Commercial
-  CC-P, City Center, Public
-  CC-OT & R, City Center, Office/Tech & Retail
-  CC-R & E, City Center, Retail & Entertainment
-  C-5, Commercial/Industrial
-  B-C, Business Campus
-  I-1, Light Industrial
-  I-2, General Industrial
-  I-3, Heavy Industrial
-  P-I, Public/Institutional
-  PUD, Planned Unit Development



# CONTACT US

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