

# Commercial Lot for Sale



21st Avenue NW - Minot, North Dakota



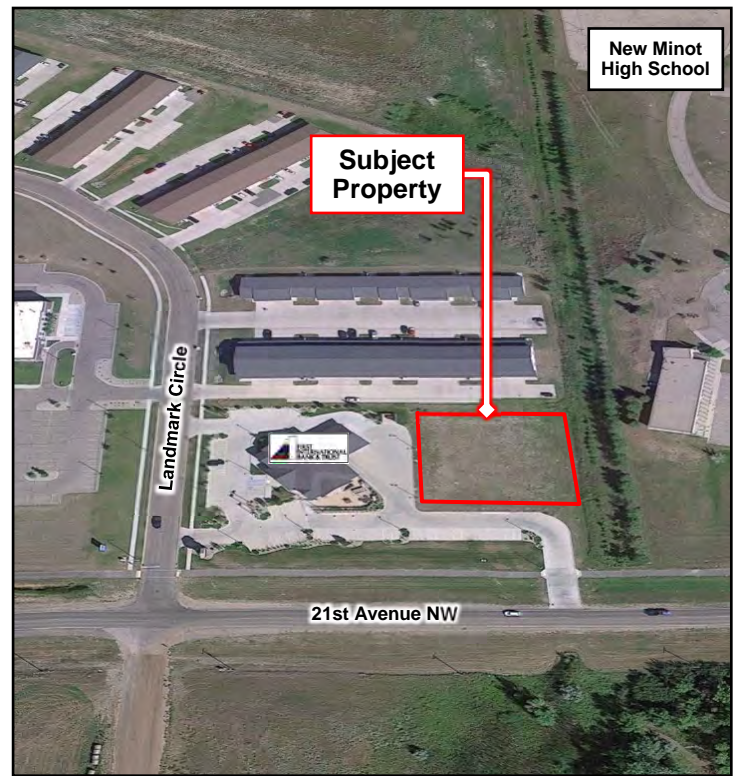
**Price: \$12.00 psf**

## Property Information

- ◆ Approx. 1.0 acre
- ◆ Build ready
- ◆ Zoned Commercial

## Area Information

- ◆ Located close to:
  - ◇ MarketPlace Foods
  - ◇ Dollar Tree
  - ◇ Sanford Health
  - ◇ White Drug
  - ◇ Pet Supplies Plus
  - ◇ Dollar General
  - ◇ CHI St. Alexis Medical Plaza
- ◆ Minot Air Force Base is 11 miles north
  - ◇ Minot AFB population of 5,974
  - ◇ \$91.5M in recent construction projects
  - ◇ Houses 5th Bombing & 91st Missile Wings
- ◆ Next to new Minot North High School



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# Area Information

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## Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population	8,526	34,090	51,598
Number of Households	3,573	14,303	22,315
Average Household Income	\$88,343	\$77,768	\$78,156
Households w/ Over \$50K Income	2,256	8,502	13,068
Percent of Population w/ Associates Degree +	48.9%	45.1%	42.2%
Number of Businesses	129	1,404	2,598
Number of Employees	2,359	19,977	34,582

## Property Aerial



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