

# 57,450 SF AVAILABLE ON I-94

## 3939 CHELSEA RD W, MONTICELLO, MN 55362



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**CUSHMAN &  
WAKEFIELD**



# 57,450 SF MONTICELLO, MN



## PROPERTY HIGHLIGHTS

- Turnkey automotive opportunity with showroom/service space
- Direct visibility from I-94
- 13 drive-ins (multiple oversized) - Shown on page 5
- Heavy power
- Ample outside display/parking area
- Carwash tunnel
- Radiant floor heating system

ZONING USE TABLE [HERE](#)

### PROPERTY INFORMATION

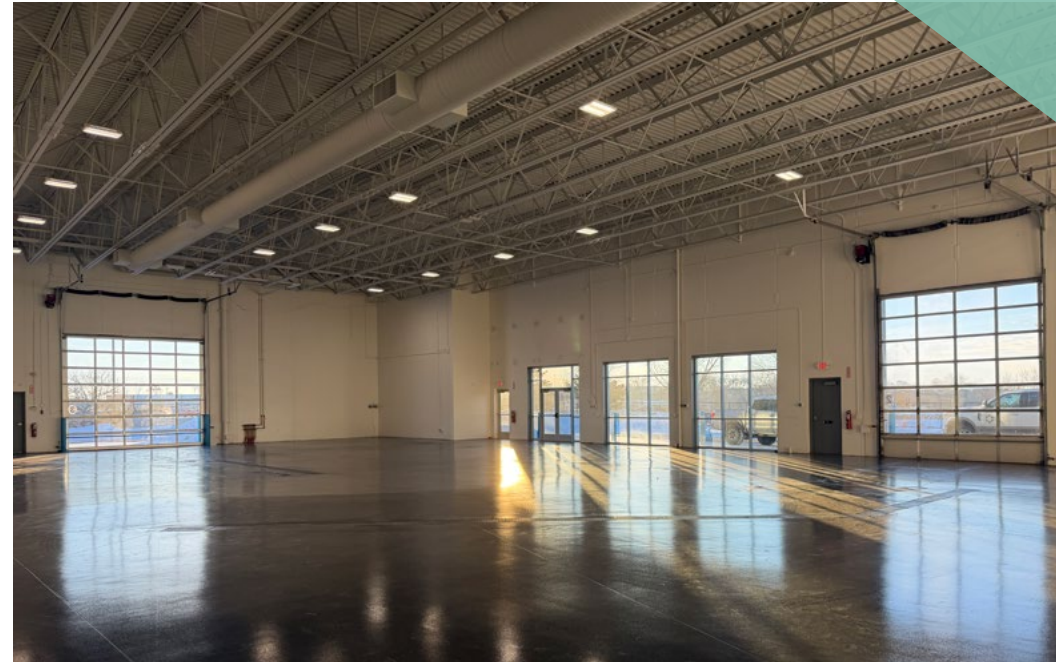
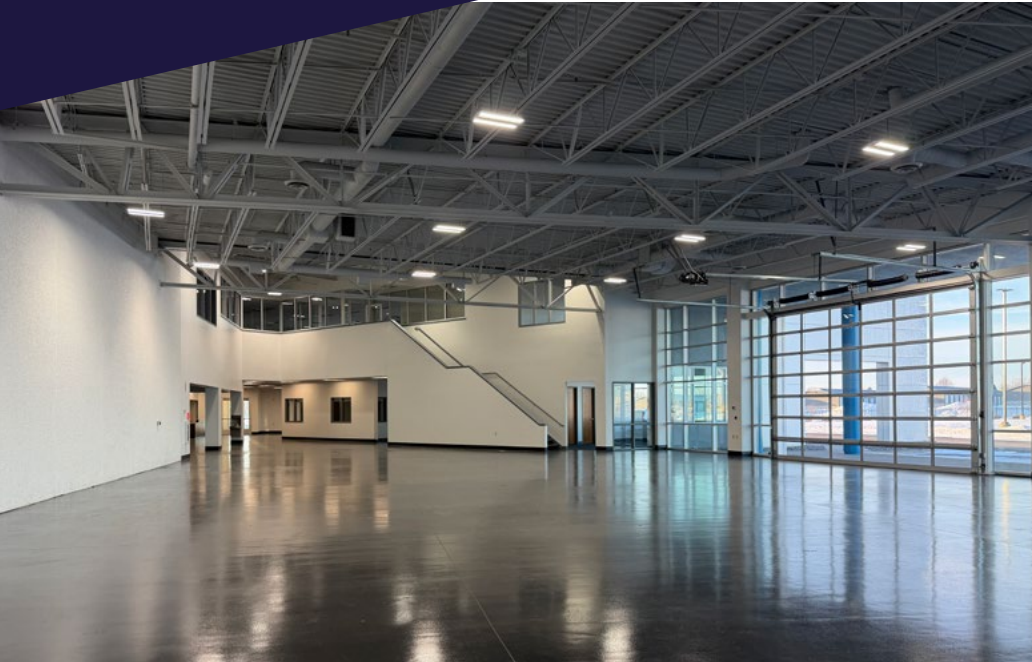
PID #:	155-184-001010
Gross Acres:	10.67 (9.3 upland acres, 1.37 wetland acres)
Building Size:	Approximately 57,450 SF
Loading:	13 drive-ins
Year Built:	2002
Lease Rate:	Call for Pricing
Sale Price:	Call for Pricing

### DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
Population	3,870	17,147	32,627
Households	1,614	6,566	12,128
Average HH Income	\$75,476	\$100,132	\$109,524
Daytime Population	3,557	9,222	12,198



57,450 SF  
MONTICELLO, MN



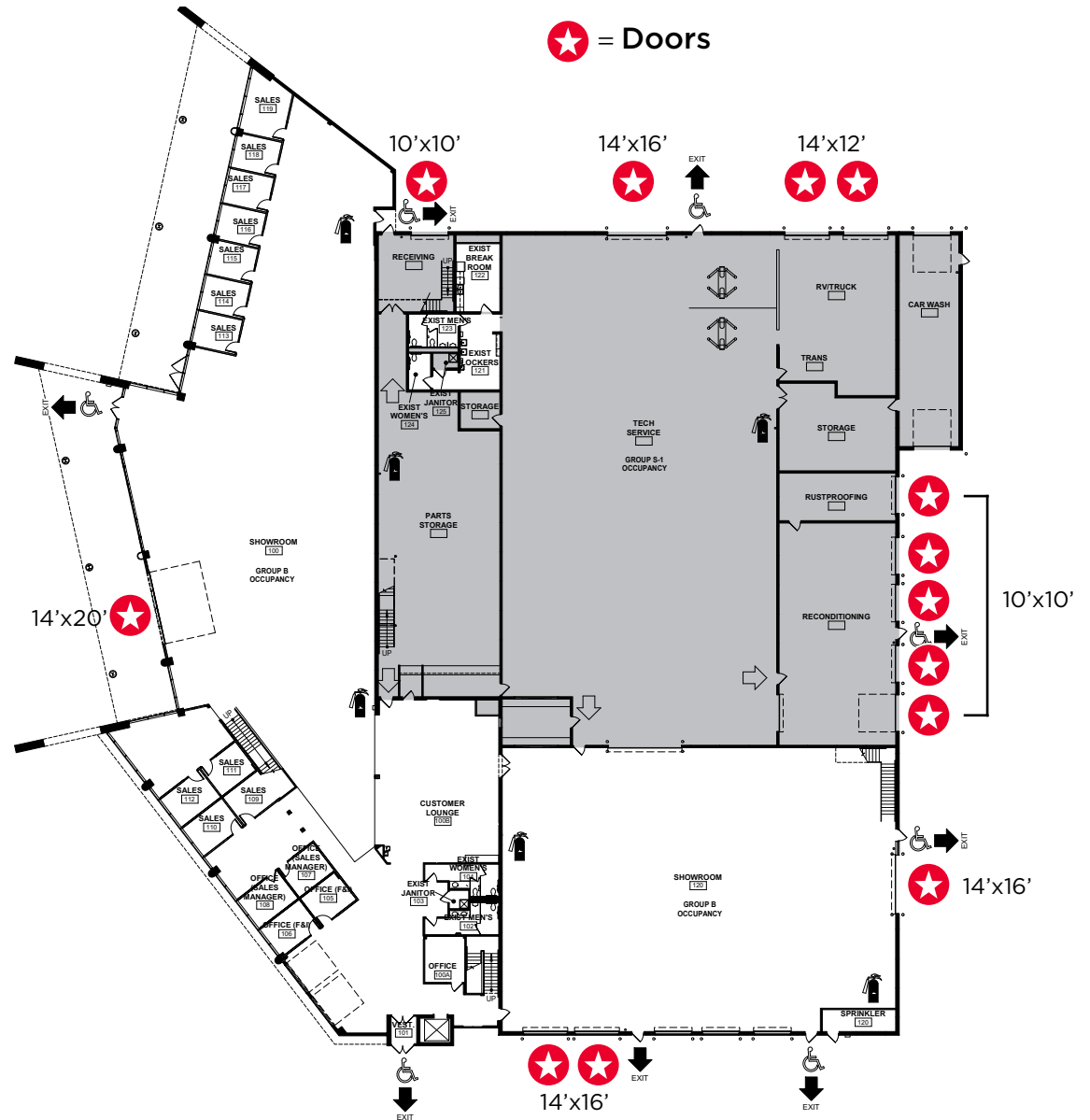
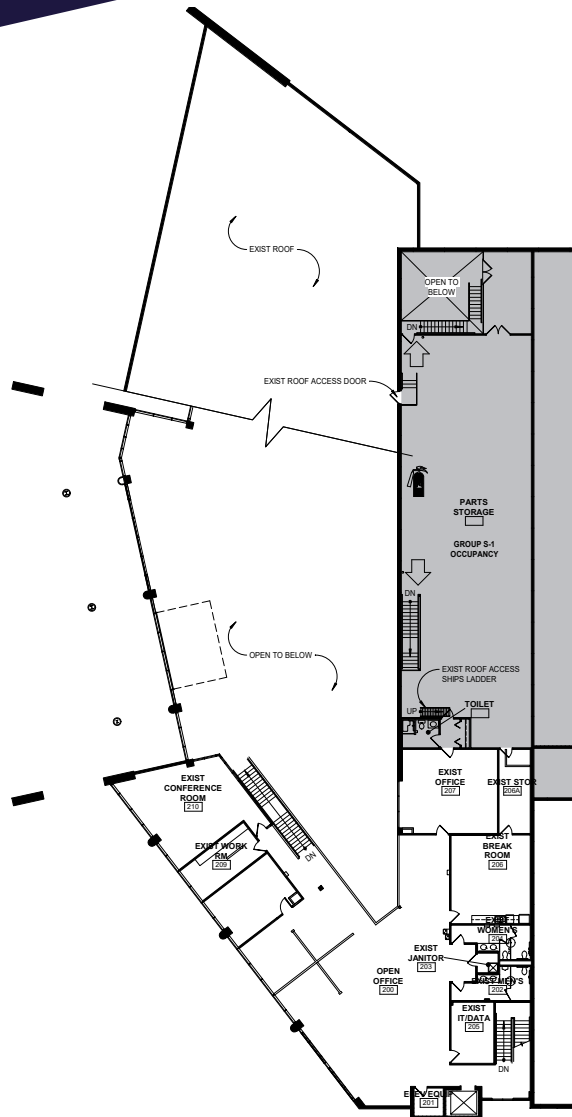


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MONTICELLO, MN



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## Building Plan & Drive-In Layout







57,450 SF  
MONTICELLO, MN



**SITE**

OLSON & SON'S *Electric*  
SINCE 1959

OPENROAD  
RV

**A**  
AFFORDABLE STORAGE

PLAYHOUSE  
CHILD CARE CENTER INC.

CUSHMAN

63 AADT

I-94 W

2,285 AADT

57,740 AADT

2,042 AADT

Oakwood Dr W 193

7,193 AADT

Marvin Rd

Chelsea Rd W

Innsbrook Dr

Park Place Dr

Minnesota St

0 0.05 0.1



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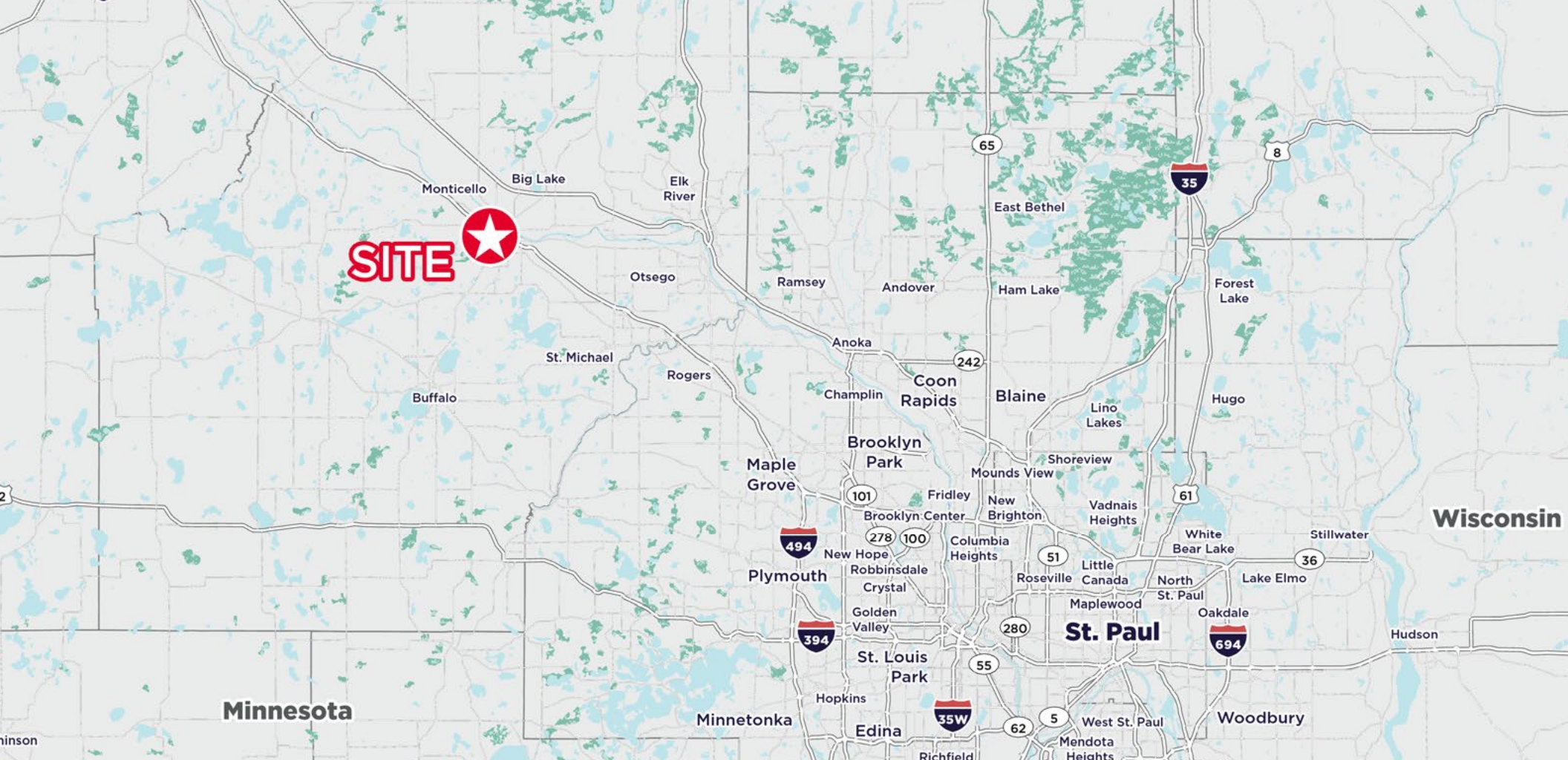




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## FOR MORE INFORMATION, CONTACT:

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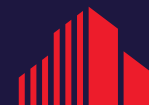
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