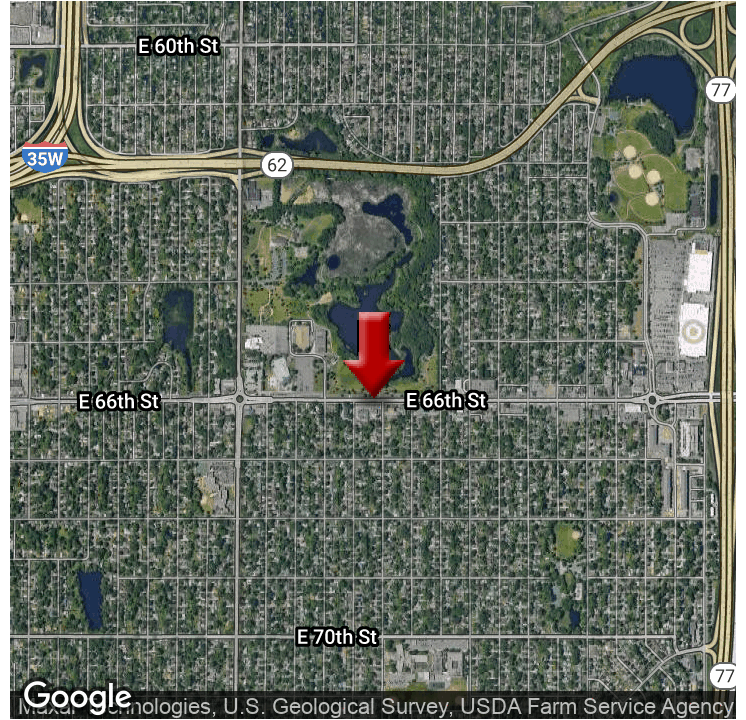


## RETAIL FOR SALE

# LOCAL ROOTS RESTAURANT

817 E. 66th Street, Richfield, MN 55423



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$899,900
<b>LOT SIZE:</b>	0.59 Acres
<b>BUILDING SIZE:</b>	4,000 SF
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	C-2 General Commercial
<b>TRAFFIC COUNTS:</b>	66th St: 14,800 VPD Portland: 14,600 VPD

### PROPERTY OVERVIEW

This commercial site consists of a 4,000 sf restaurant. The 66th reconstruction project was recently completed. This major thoroughfare now has updated water main, storm and sanitary sewers. Curbs and gutters were replaced and road resurfacing was completed. Overhead utilities were moved underground. Roundabouts were added, and new pedestrian friendly sidewalks and bike trails were added. The area has seen an increase in redevelopment with more area retail and business slated for updating in the near future.

### PROPERTY HIGHLIGHTS

- Current tenant is Local Roots restaurant with beer and wine licenses in place for 2019
- Brand new and remodeled full commercial kitchen (2018)
- There are 2 accessible bathrooms, Back office and meeting room with french doors opening to restaurant
- Back parking lot with potential to expand building
- Potential drive-thru between buildings
- Steel structure with 12 foot ceilings
- Fire sprinklered and monitored throughout building
- Covered and paved side courtyard with fire pit
- Please note: Trees in aerial view were removed during reconstruction of 66th Avenue

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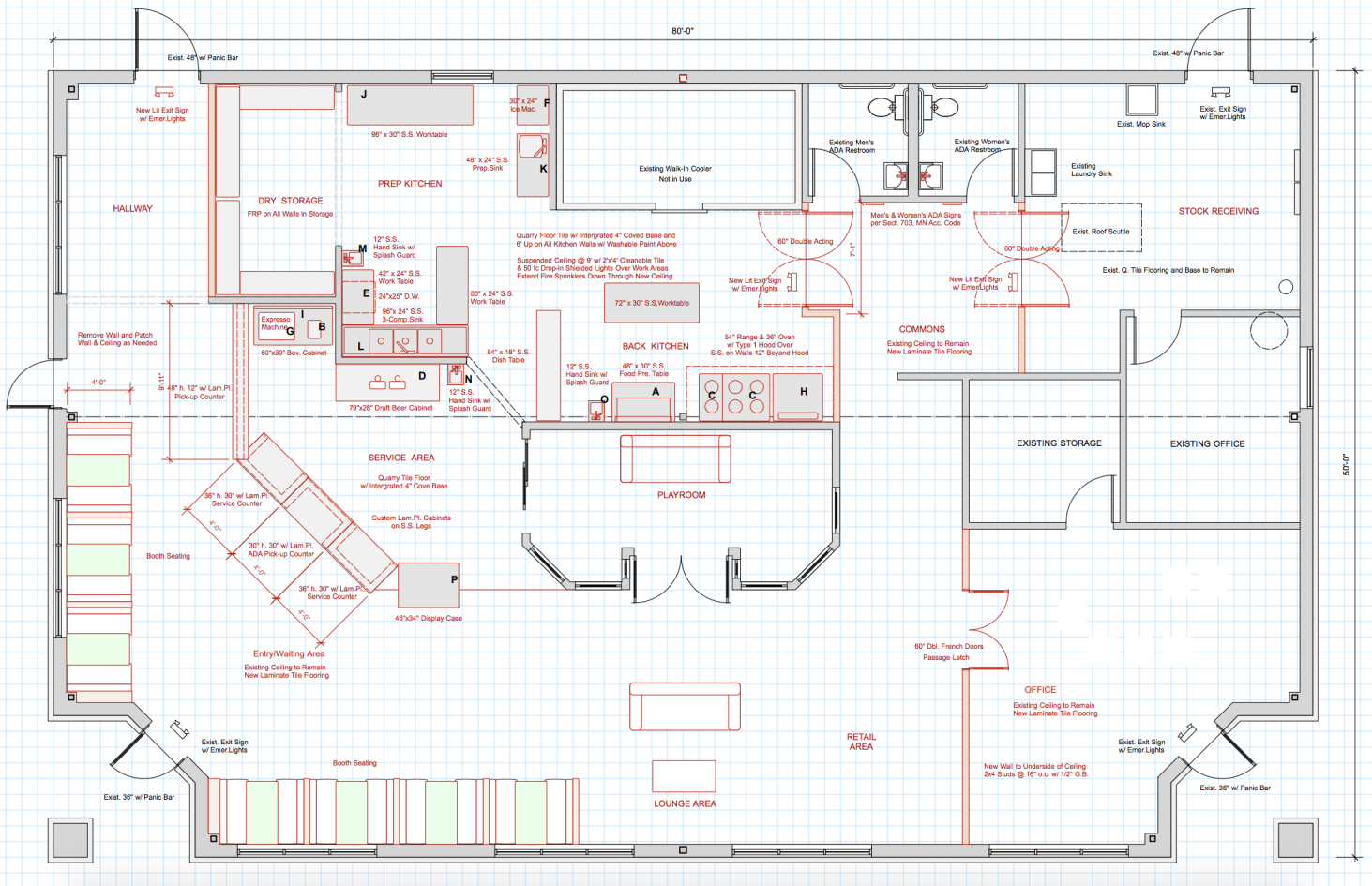
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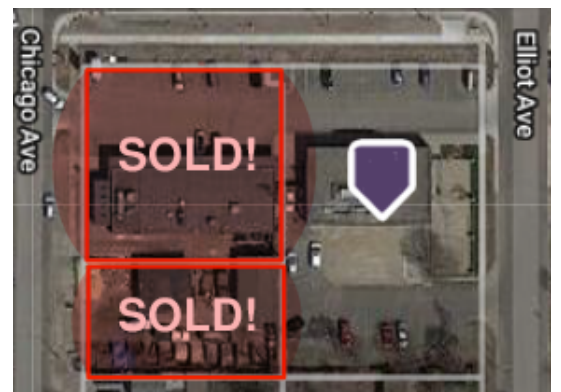
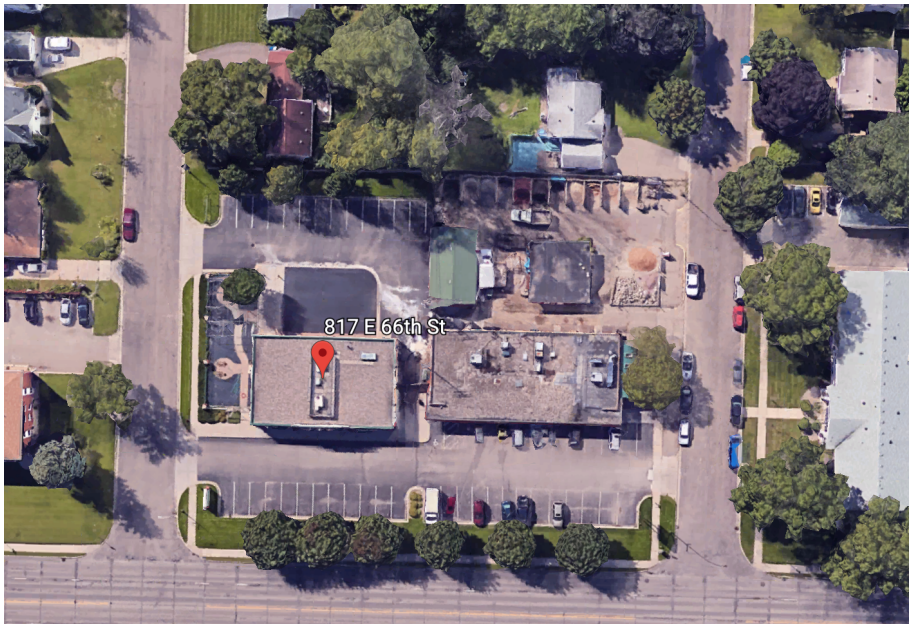
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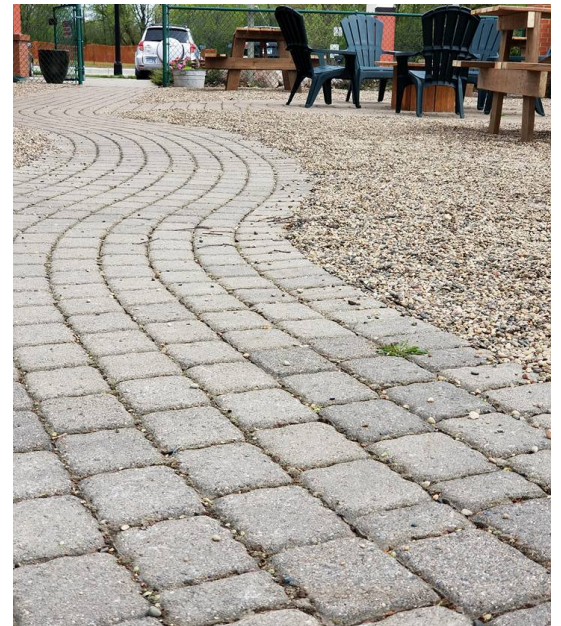
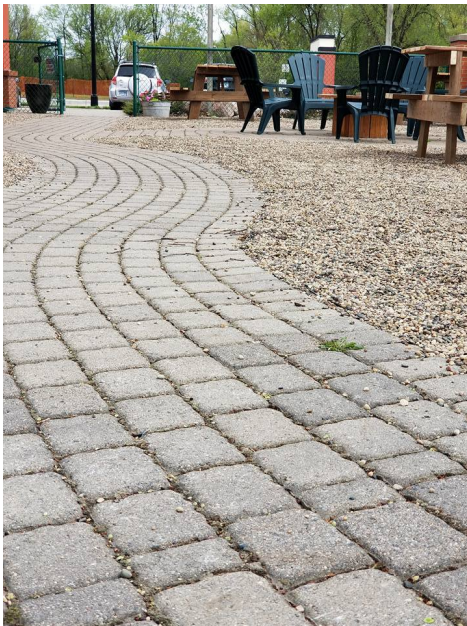
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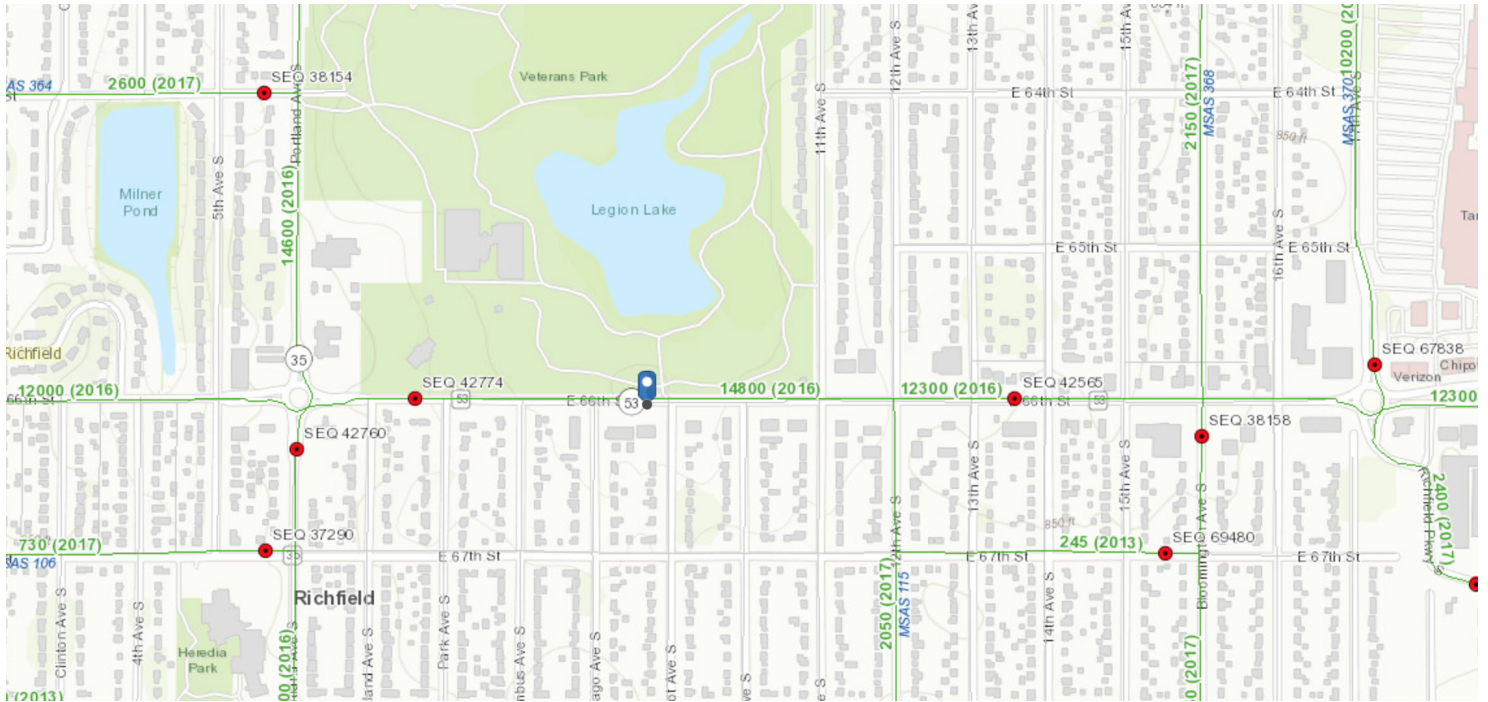
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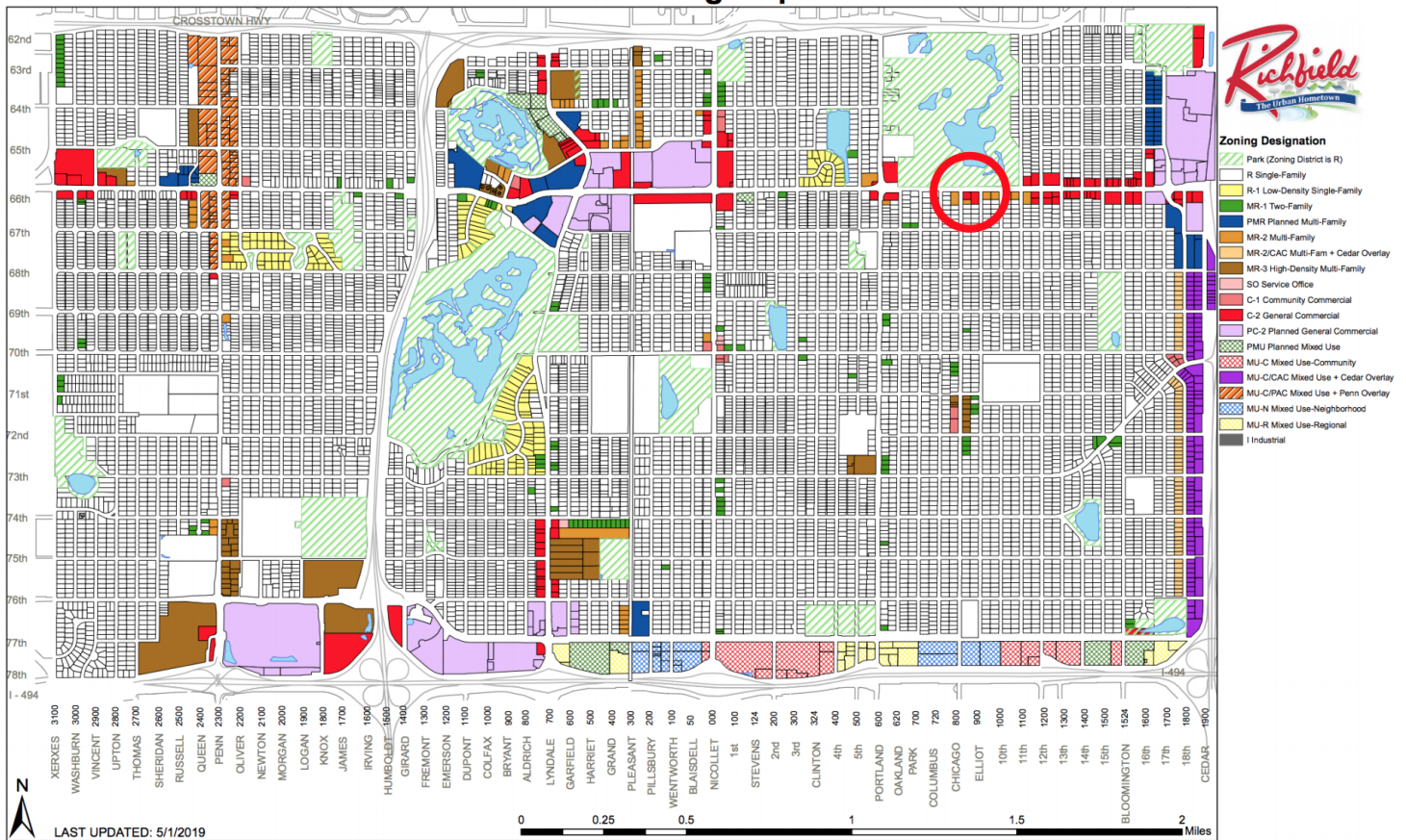
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## Richfield Zoning Map C-2 General Commercial



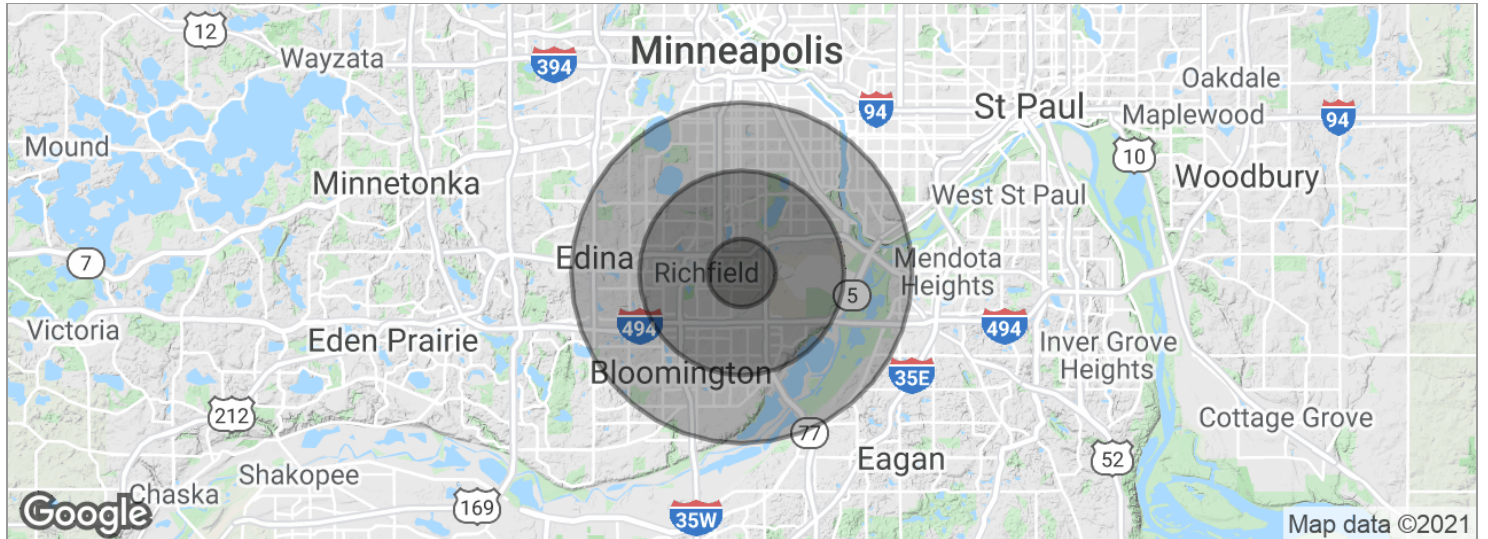
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	15,466	116,543	327,227
Median age	34.6	36.7	36.6
Median age (male)	31.7	35.4	35.6
Median age (Female)	39.5	38.6	37.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,039	48,230	142,636
# of persons per HH	2.6	2.4	2.3
Average HH income	\$70,140	\$75,262	\$71,594
Average house value	\$234,035	\$287,357	\$287,661

\* Demographic data derived from 2010 US Census

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