

LAND FOR SALE

eXp COMMERCIAL

NORTH STAR COMMERCIAL
REAL ESTATE ADVISORS

20830 Keokuk Ave, Lakeville, MN 55044

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Property Details & Highlights

20830 Keokuk Ave, Lakeville, MN 55044

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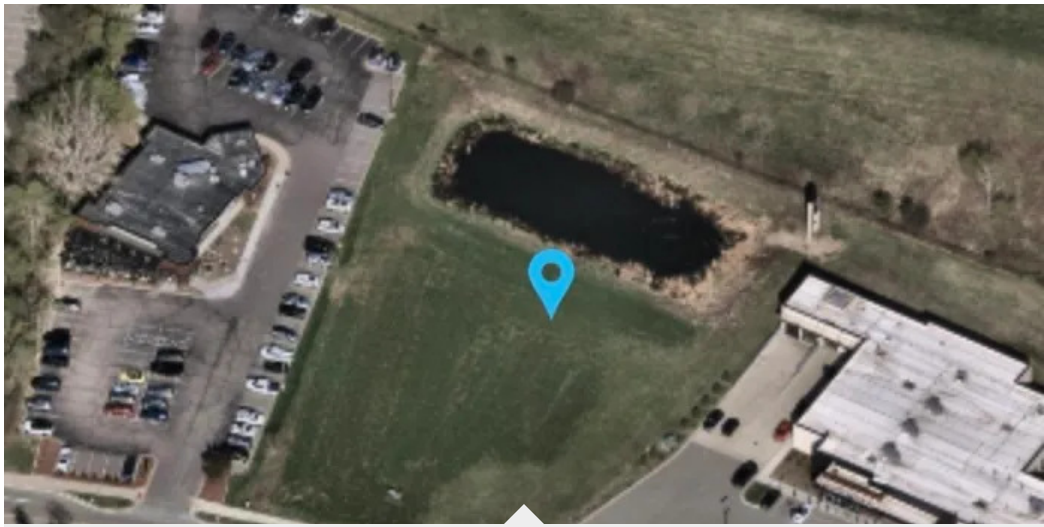
Property Type	Land
APN	224434001021
Lot Size	1.83 Acres / 79715 SF
Zoning	C-3 Zoning (Broad Commercial Flexibility)
Price	$1,120,000

NEW Land Available with Utilities!

Located in the heart of Lakeville, 20830 Keokuk Ave offers a rare opportunity to invest in one of the fastest-growing communities in the south metro. Positioned along a well-traveled corridor, this site provides excellent visibility and convenient access to major transportation routes, including Interstate 35.

The City of Lakeville envisions a multi-tenant commercial building at this location—such as a sandwich shop, coffee shop, boutique retail, service-oriented businesses, or a medical office—designed to serve the growing surrounding community. The property is zoned C-3, General Commercial and includes electrical service, sanitary sewer, water, and storm sewer utilities all stubbed to the property.

With strong visibility, monument signage along Keokuk Avenue and Interstate 35, and a cooperative, business-friendly municipality, this site presents a strategic and forward-thinking development opportunity in a highly desirable Lakeville location.



- C-3 zoning (broad commercial flexibility)
- Utilities stubbed = lower upfront cost
- Stormwater complete = huge development advantage (City is willing to relocate)
- Monument signage on both Keokuk + I-35
- Located in growing Lakeville trade area
- Build-to-Suit Opportunity
- Could be a Multi-Tenant / Multi-User Opportunity
- Medical, Professional Office Use or Retail Opportunity
- Quick-Service Restaurant (Donut or Coffee Shop Concept)

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Additional Photos

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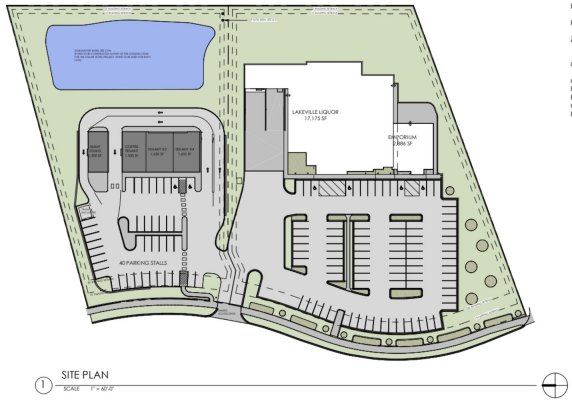
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Conceptual Development Possibilities

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Medical Building with additional 2,000 SF Option



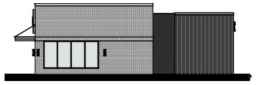
DEVELOPMENT SUMMARY

SITE AREA	79,676 SQ FT
BUILDING AREA	6,000 SQ FT
PARKING SPACES	43 STALLS
ZONING	C-3 GENERAL COMMERCIAL DISTRICT
CITY PARKING ORDINANCE	
COFFEE/DONUT SHOP	1 SPACE/50 SQ FT
FAST FOOD	1 SPACE / 70 SQ FT
RETAIL	1 SPACE / 200 SQ FT
OFFICE	1 SPACE / 200 SQ FT
RESTAURANT	
DINING	1 SPACE / 40 SQ FT
KITCHEN	1 SPACE / 80 SQ FT

Multi-User Including a Coffee/Donut Shop, Fast Food, Retail, Office, Restaurant



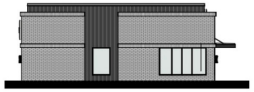
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





Conceptual layout

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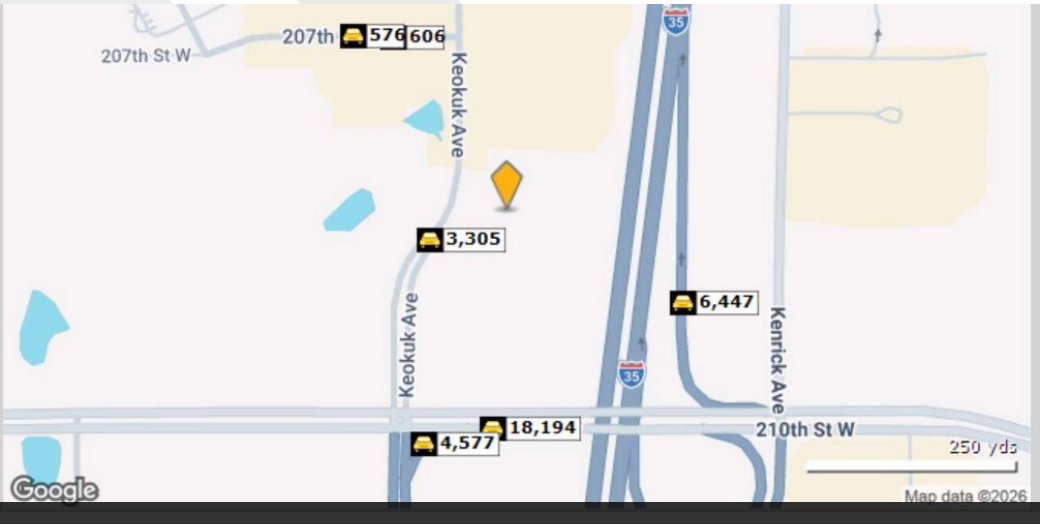
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Demographics

20830 Keokuk Ave, Lakeville, MN 55044

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Keokuk Ave	210th St W	0.13 S	2020	5,500	MPSI	.05
2	Keokuk Ave	210th St W	0.13 S	2025	3,305	MPSI	.05
3	CON 6949	I- 35	0.08 SW	2023	6,447	MPSI	.14
4	207th St W	Jacquard Ave	1.53 E	2022	160	MPSI	.14
5	207th St W	Jacquard Ave	1.53 E	2020	175	MPSI	.14
6	207th St W	Jacquard Ave	1.53 E	2024	606	MPSI	.14
7	210th St W	Keokuk Ave	0.03 W	2024	18,734	MPSI	.15
8	210th St W	Keokuk Ave	0.03 W	2025	18,194	MPSI	.15
9	207th Street West	Jacquard Ave	1.53 E	2025	576	MPSI	.16
10	CON 6944	Keokuk Ave	0.02 NW	2023	4,577	MPSI	.17

Average Daily Traffic

Population (2025 Estimates / Projections)

✔ The City of Lakeville reports an estimated population of 77,971 as of 2025.

Age & Household

✔ Median age is around 36–37 years, reflecting a balanced mix of families and working-age adults.

✔ A significant portion of the population is families with children, with many residents under 18, reflecting Lakeville's appeal as a family-oriented community.

Additional 2025 Contextual Stats

✔ Daytime population (people working or visiting the city) is estimated at about 59,500.

✔ There are roughly 1,600+ businesses operating in Lakeville as of late 2025.

✔ Unemployment remains low (~2.1%), signaling strong local economic conditions.

✔ Median household income around $130,000–$138,000+

Information Sourced from resources including Census.gov, Minnesota-demographics.com, and LakevilleMN.gov.

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