

RETAIL FOR LEASE >

Main St. Anoka Retail/Medical

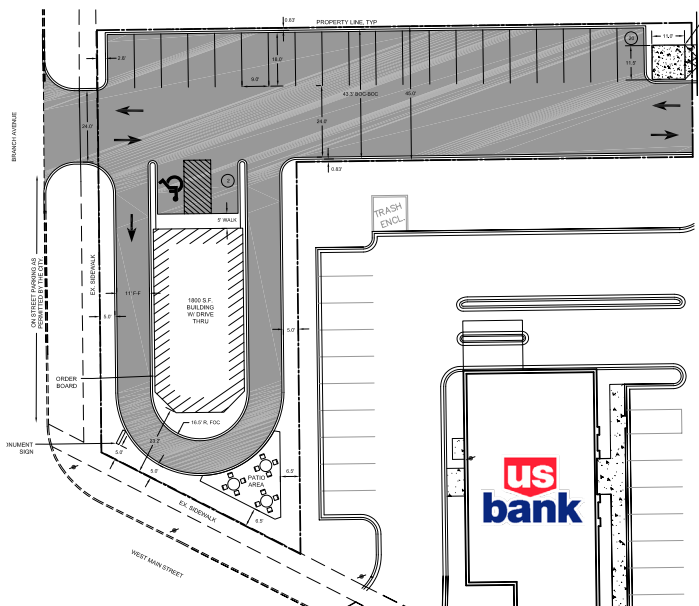
NWC Main Street & Hwy 169 | Anoka, MN 55378



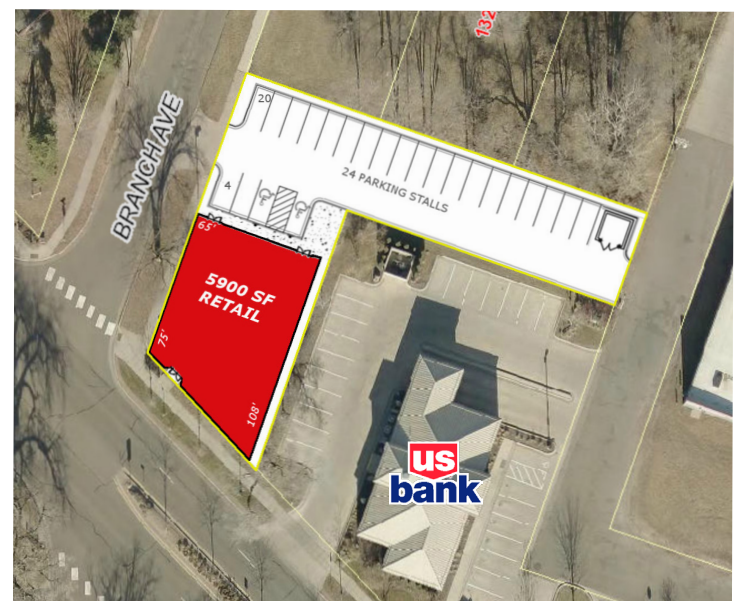
Accelerating success.



DRIVE THRU OPTION



RETAIL BUILDING OPTION



CONTACT US >>

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BUILD-TO-SUIT > FOR LEASE

SITE INFORMATION

- > Location NWC Main Street & Hwy 169 | Anoka, MN
- > Description Build-to-Suit Retail
- > Building Size Up to 5,900 SF
- > Parking 20 +/- stalls plus street parking along Branch Ave
- > Drive-Thru Ability to construct a drive-thru with building



AVAILABLE FOR LEASE

- > 1,800 - 5,900 SF Building

PRICE

- > Build-to-Suit



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	9,124	60,644	130,237
Median HH Income	\$45,024	\$74,425	\$79,003
Average HH Income	\$59,873	\$86,826	\$91,280

Source: Costar 2017, Estimates

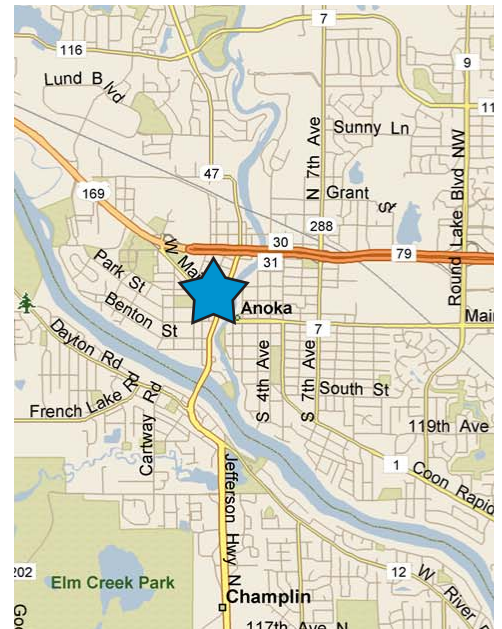


TRAFFIC COUNTS

- > Main Street: 16,000 vpd
- > Highway 169: 25,500 vpd

COMMENTS

Exciting new retail development opportunity at one of the busiest interchanges in Anoka. US Bank and Caribou Coffee have recently developed units at this corner. The site offers full access and visibility off of Main Street and Highway 169.



AREA TENANTS



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