

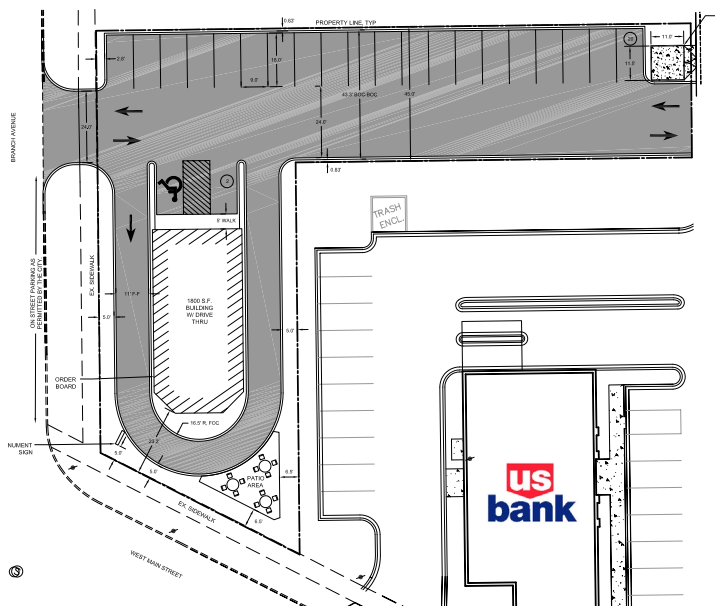
FOR LEASE > RETAIL

# Main Street Strip Center

NWC MAIN STREET & HIGHWAY 169 | ANOKA, MN



## BUILD-TO-SUIT RETAIL > Concept Plan



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## Site Information

- > **Location** NWC Main Street & Highway 169 | Anoka, MN
- > **Description** Build-To-Suit retail
- > **Building Size** Up to 4,000 SF
- > **Parking** 20 Stalls plus street parking along Branch Ave
- > **Drive-Thru** Ability to construct a drive-thru with building

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,872	60,282	128,656
Median HH Income	\$44,155	\$86,826	\$91,280
Average HH Income	\$59,873	\$86,826	\$91,280

Source: 2016 estimates provided by ESRI

### TRAFFIC COUNTS:

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

Source: Minnesota Department of Transportation 2015 Study Averages are per day total cars

### PRICE:

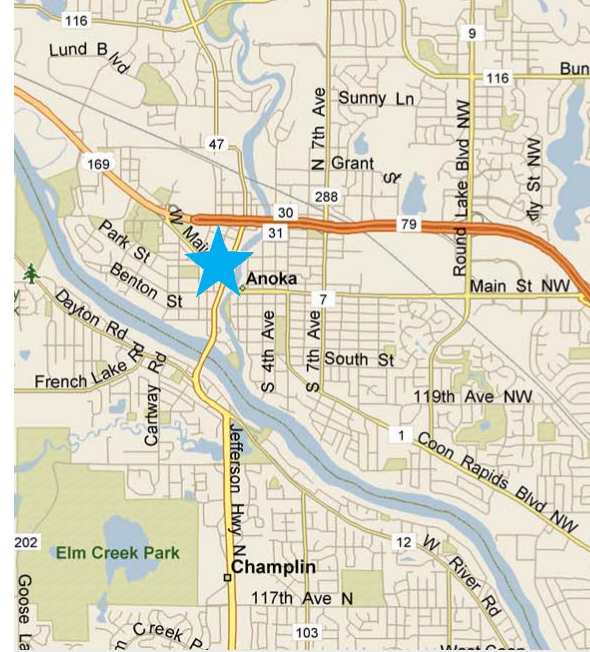
Negotiable

### NEARBY TENANTS:

- > Auto Zone
- > Caribou Coffee
- > US Bank
- > Walgreens

### COMMENTS:

Exciting new retail development opportunity at the busiest interchange in Anoka. US Bank and Caribou Coffee have both recently developed at this quadrant. This site offers full access and visibility off of Main Street and Highway 169 in Anoka. We can construct either an approximate 4,000 square foot building on the site, or an approximate 1,800 square foot building with a drive-thru.



## Contact Us

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