

Office - Medical - Residential - Retail - Hotel A World of Possibility in Elk River!

Hwy. 169 and 197th Ave, Elk River, MN



HEMPEL

Brent Jacobson
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Elk Ridge

Available parcels divisible to 0.75 acres

Available

Pad sites divisible to 0.75 acres

Area Tenants

Walmart, Home Depot, Office Max, Coborns, Cub Foods, and Menards

Co-Tenancy

US Bank, Goodwill, Aldi, Pearle Vision, and New Horizon Child Care

Prospective Uses

Office, Medical, Residential, Retail, Hotel



Traffic Counts

Highway 169	42,900 VPD
197th Avenue	4,850 VPD

Demographics

	Population	Growth %	HH Income
1 Mile	10,135	18.1	\$99,208
3 Mile	22,408	24.1	\$76,438
5 Mile	29,084	29.0	\$79,437



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3.49 Acres
15,000 SF

PA Signed

42,500 VPD



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