

# 700 E Main St

700 East Main Street, Anoka, MN 55303

1,500 - 2,000 SF Available



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For Lease



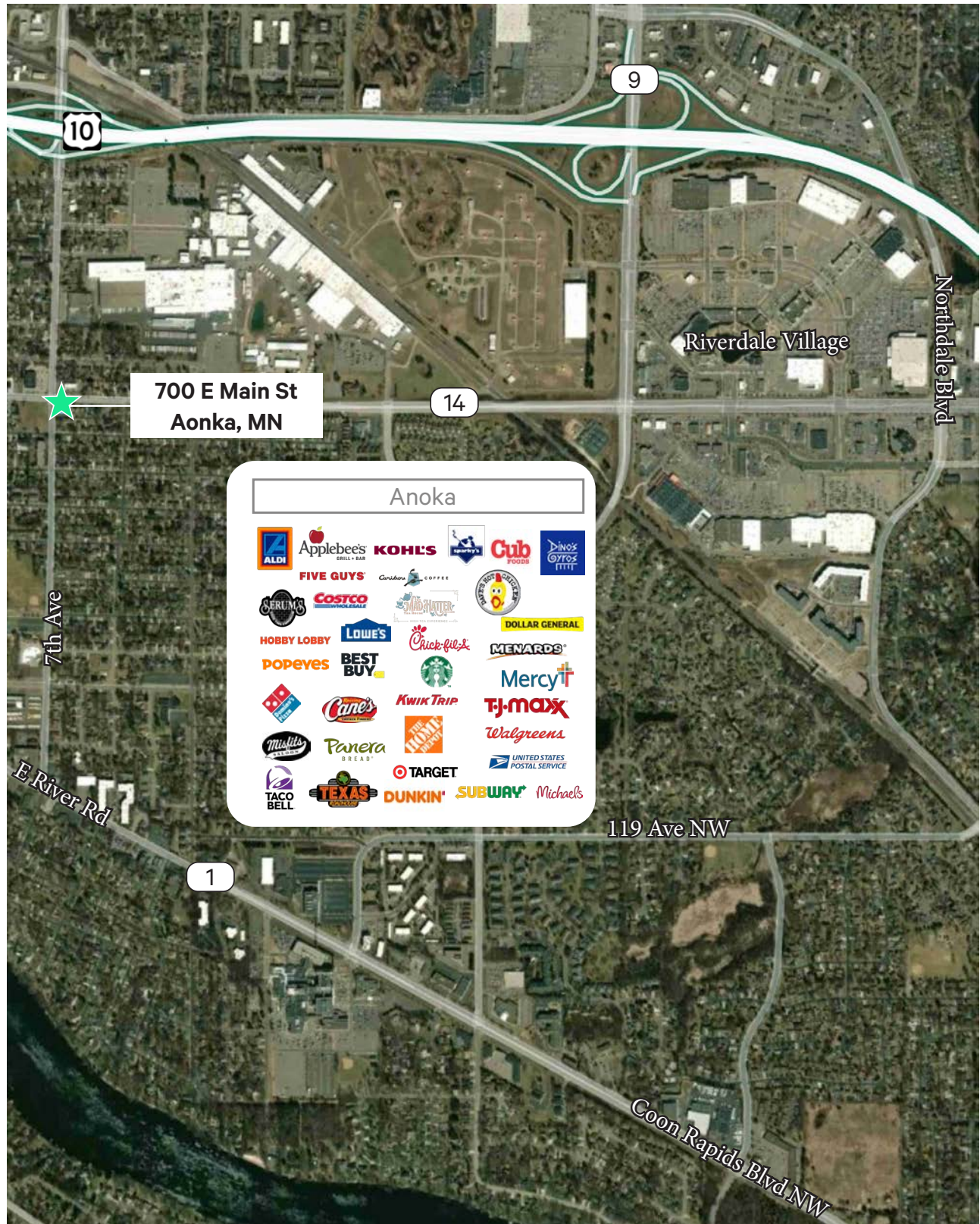
## Property Overview

- + 1,500 – 2,000 rsf approx. vacant commercial space on first floor and second floor.
- + \$15.00 per square foot gross including base rent, tax/cam/insurance, utilities, HVAC repairs replacement maintenance.
- + Individual entrance to the suite on the east side of the building. The other tenant is the Veterans Center with entrance on the west corner.
- + Move in condition. Finished offices. Kitchenette with cabinetry and appliances. Two private restrooms. Private shower. Windowed spaces.
- + Two level suite. No elevator.
- + Built 2006.
- + Tenant responsible for its own in suite janitorial.
- + Sprinklered suite.

## Property Highlights

- + Walking distance to additional retail, food, business services, residential buildings, government offices, historic downtown Anoka, Rum River, etc.
- + Neighbors include Dunkin Donuts, Caribou Coffee, Chick-fil-A, Home Depot, Kohls, Dollar General, etc.
- + On street parking and or area parking lots/ramps.
- + Owned and Managed by: C2 Construction.
- + Large area corporate offices nearby including: Vent Hoffman; Anoka Technical College, Anoka County Government Center, TruStone Financial, etc.
- + Easy access to Hwy 10, Hwy 169, Round Lake Blvd, etc.
- + Coop brokers welcome.
- + The property is also for sale by CBRE.

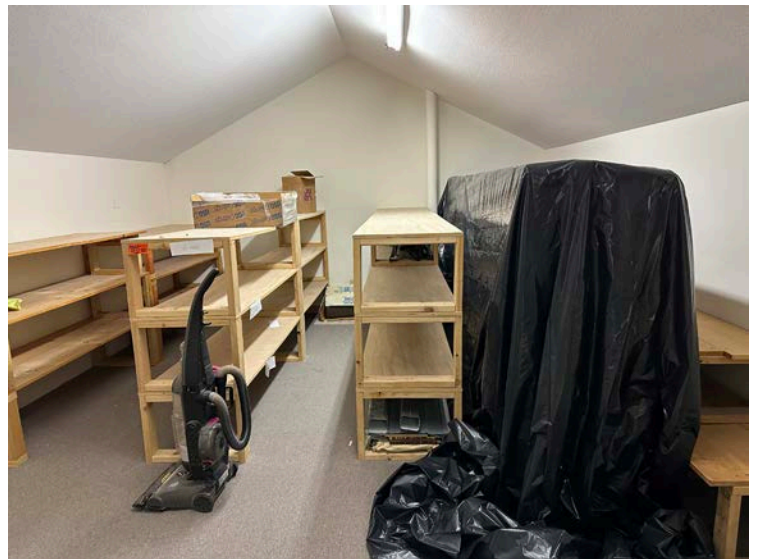
# Area Map



700 E Main St  
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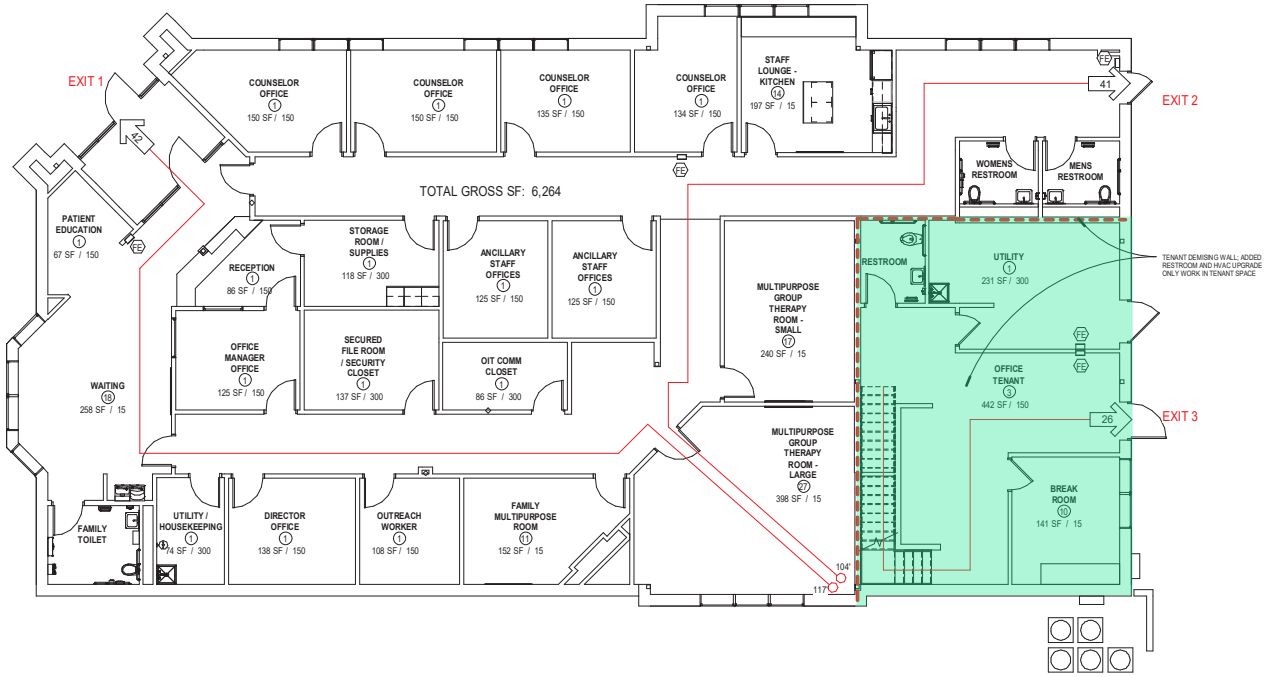
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## Property Photos

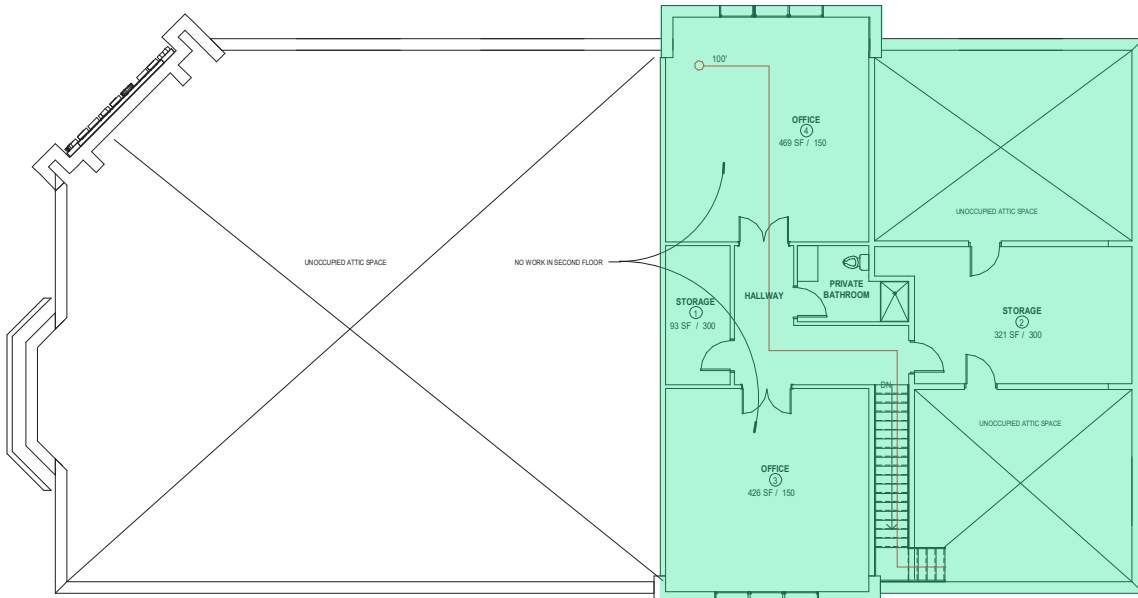


# Site Plan

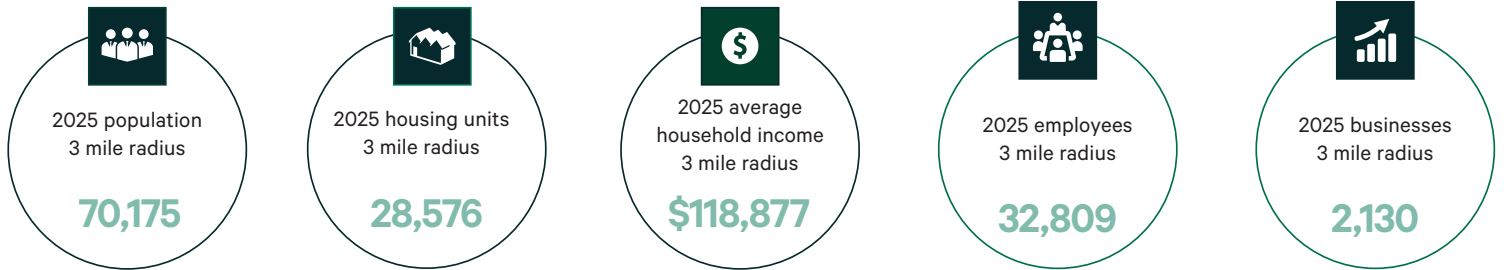
## First Floor



## Second Floor



# Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	11,058	70,175	150,224
2030 Population - Five Year Projection	11,035	71,083	152,094
2020 Population - Census	11,177	68,805	147,642
2010 Population - Census	10,877	65,750	136,371
2020-2025 Annual Population Growth Rate	-0.20%	0.38%	0.33%
2025-2030 Annual Population Growth Rate	-0.04%	0.26%	0.25%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	4,993	27,712	56,905
2030 Households - Five Year Projection	5,028	28,384	58,244
2020 Households - Census	4,971	26,721	54,915
2010 Households - Census	4,667	24,794	49,839
2020-2025 Compound Annual Household Growth Rate	0.08%	0.70%	0.68%
2025-2030 Annual Household Growth Rate	0.14%	0.48%	0.47%
2025 Average Household Size	2.15	2.51	2.62
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$90,687	\$118,877	\$127,046
2030 Average Household Income	\$97,460	\$130,797	\$139,458
2025 Median Household Income	\$71,069	\$96,352	\$103,461
2030 Median Household Income	\$77,923	\$106,123	\$113,807
2025 Per Capita Income	\$40,008	\$46,933	\$48,150
2030 Per Capita Income	\$43,298	\$52,178	\$53,424
<b>HOUSING UNITS</b>			
<b>2025 Housing Units</b>	<b>5,142</b>	<b>28,576</b>	<b>58,549</b>
2025 Vacant Housing Units	149 2.9%	864 3.0%	1,644 2.8%
2025 Occupied Housing Units	4,993 97.1%	27,712 97.0%	56,905 97.2%
2025 Owner Occupied Housing Units	2,587 50.3%	19,847 69.5%	43,694 74.6%
2025 Renter Occupied Housing Units	2,406 46.8%	7,865 27.5%	13,211 22.6%
<b>EDUCATION</b>			
<b>2025 Population 25 and Over</b>	<b>7,969</b>	<b>49,750</b>	<b>104,691</b>
HS and Associates Degrees	5,562 69.8%	32,423 65.2%	66,093 63.1%
Bachelor's Degree or Higher	2,048 25.7%	15,377 30.9%	34,656 33.1%
<b>PLACE OF WORK</b>			
2025 Businesses	543	2,130	3,493
2025 Employees	9,870	32,809	56,273

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## Contact Us

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