

**281 NE 5<sup>th</sup> Ave, Isanti, MN**



**In the Heart of Isanti's Expanding Retail Development**

- 1.6 Prime Commercial Acres (69,696sf)
- Just off Hwy 65
- Isanti County
- PID(s): 16.126.0080
- Join
- 2024 Taxes \$4240
- Zoned B-2 General Business
- Permitted Uses:
  - Bakery
  - Day Care
  - Business Service
  - Dental Office
  - Community Shopping
  - General Office

- Greater Midwest Realty
- Caribou Coffee
- Isanti Family Dental
- McDonalds
- Coborn's
- Wintergreen Golf & Grill.
- Kwik Trip
- Best Western Plus
- Little North Boutique
- O'Reilly Auto Parts
- Compass Daycare
- Subway
- Allina Health Clinic
- Minnco Credit Union
- Snap

**Sale Price: \$261,900**  
**(\$3.76 psf)**

Contact:  
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COMMERCIAL AGENT

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**DEMOGRAPHICS**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>POPULATION</b>	<b>9,006</b>	<b>17,866</b>	<b>50,201</b>
<b>MEDIAN HH INCOME</b>	<b>\$73,693</b>	<b>\$73,272</b>	<b>\$76,534</b>

**TRAFFIC COUNTS**

<b>HWY 65 AT COUNTY RD 5</b>	<b>18,900 CARS PER DAY</b>
<b>COUNTY RD 5 AT DUAL BLVD</b>	<b>1050-1550 CARS PER DAY</b>
<b>HWY 65 AT CAJIMA</b>	<b>18,900 CARS PER DAY</b>

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