



ANOKA SHOPPING CENTER & OFFICES

500 WEST MAIN STREET
ANOKA, MN 55303

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Anoka Shopping Center & Offices



OFFERING SUMMARY

Office Suite Available [12A]

526 SF

Negotiable Gross

Office Suite Available [23]

893 SF

Negotiable Gross
(Contiguous with

Suite 26)

Office Suite Available [26]

885 SF

Negotiable Gross
(Contiguous with

Suite 23)

Vehicles Per Day:

Hwy 10/US 169-

61,000

Main St- 15,000

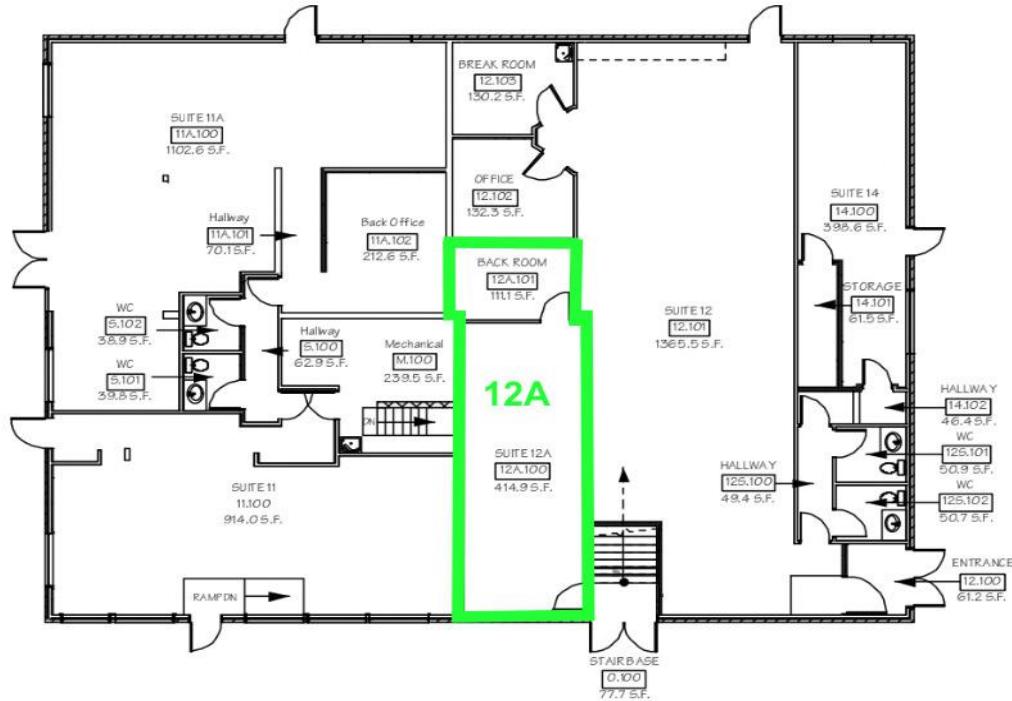
PROPERTY DESCRIPTION

The Anoka Shopping Center & Offices are nearly fully leased, with three office suites still available. The first is a 526 SF ground-level suite featuring a reception area and private office. The second is an 885 SF suite that includes three private offices, a reception area, a break room with a kitchenette, and a storage room. The third is an 893 SF suite that includes three private offices and a reception area with a kitchenette. Suites 23 and 26 are contiguous for a total of 1,778 SF. Conveniently located just off Main Street and Hwy 10/US 169, the Center benefits from high daily traffic and a loyal customer base. A longstanding fixture in the Anoka market, it continues to provide tenants and visitors with an exceptional experience. Contact SVN | Northco today to take advantage of this prime opportunity before the building is fully leased.

PROPERTY HIGHLIGHTS

- NOW OFFERING GREAT INCENTIVE PACKAGES INCLUDING FREE RENT!
- 526 SF Suite: Ground-level space featuring a reception area and private office
- 885 SF Suite: Includes three private offices, a reception area, break room with kitchenette, and storage room
- 893 SF Suite: Includes three private offices and a reception area with a kitchenette
- Suites 23 and 26 are contiguous, for a total of 1,778 SF
- New parking lot, signage, landscaping and common area improvements
- Nearly full office building with an adjacent full retail center
- Great co-tenants: Krown Bakery & Eatery, Compassion Coffee, Heavy Petal Floral, El Tacazo, El Mercadito, Desired Health Chiropractic, H&R Block, Goodellas Barber Studio, Collectronix, Avalon Home Health Care, Hovland Music, The Wash House

Available Office Space



CUSTOM TABLE HEADLINE

SPACE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
Office Suite 12A	Negotiable	Gross	526 SF	Office suite with reception area and private office located on the ground level

Additional Available Office Space



SPACE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
Office Suite 23	Negotiable	Gross SF	893	Includes three private offices and a reception area with a kitchenette. Suites 23 and 26 are contiguous for a total of 1,778 SF
Office Suite 26	Negotiable	Gross SF	885	Office Suite with three private offices, reception area, break room with a kitchenette, and a storage room. Suites 23 and 26 are contiguous for a total of 1,778 SF

Additional Photos



Additional Photos Continued



City Of Anoka



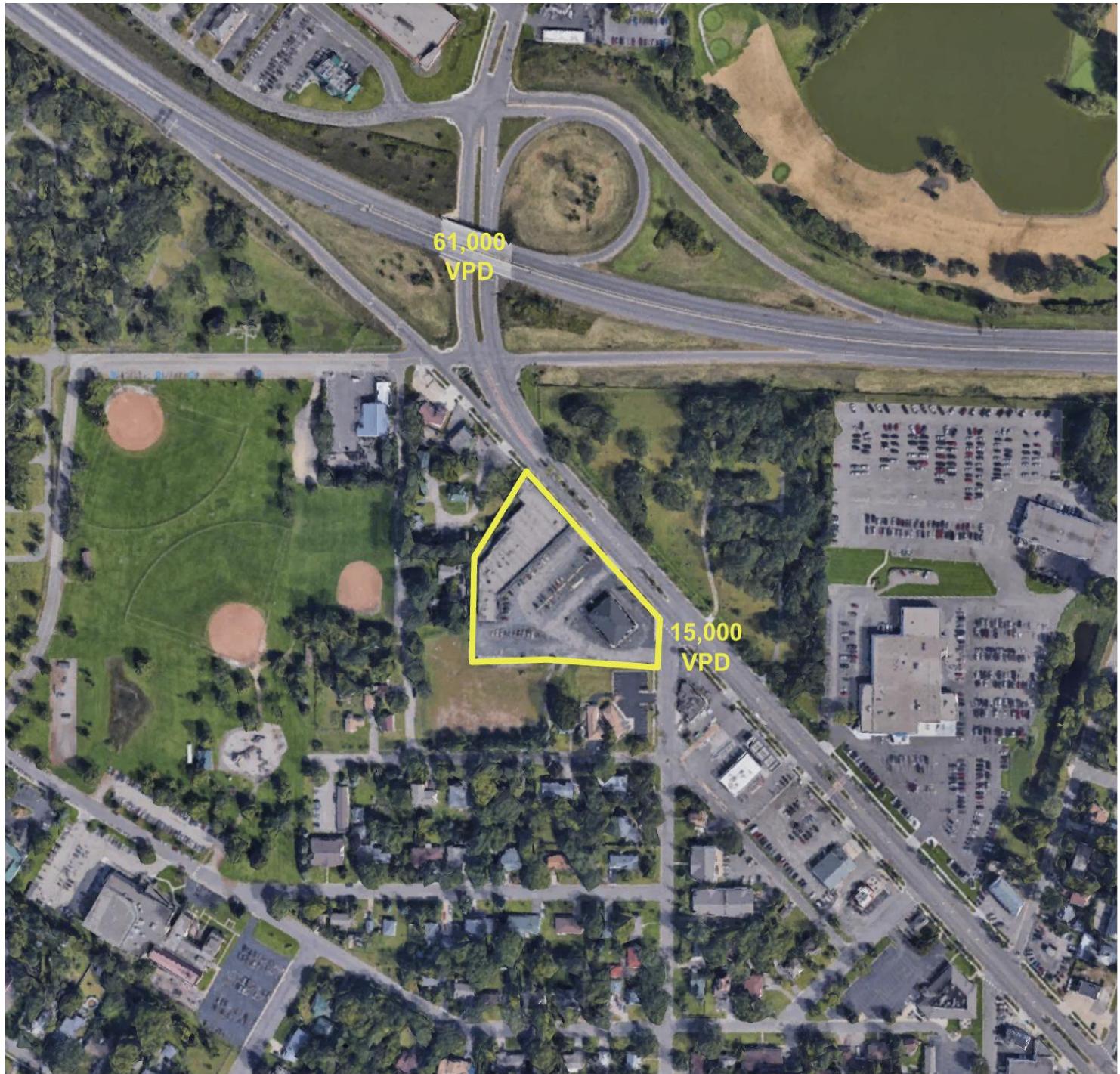
ANOKA, MN

The Anoka Shopping Center on Main Street is located half a mile west of Downtown Anoka, a premier destination within the Twin Cities metro area that offers a variety of unique shops. The community of diverse local merchants is here to serve visitors, offering antique shops, clothing and gift boutiques, furniture and home décor. The classic and historic riverfront town of Anoka is located just 20 minutes north of Minneapolis and St. Paul on highways 10 or 169. Walk to the many fine eateries including cafés, specialty restaurants, ice cream and pastry shops, bar and grills, co-ops and cool coffee shops. Enjoy live theater and music along with annual art festivals and parades. Stay at the local B&B, walk the trails and corridors or visit the Mississippi River Community Park.

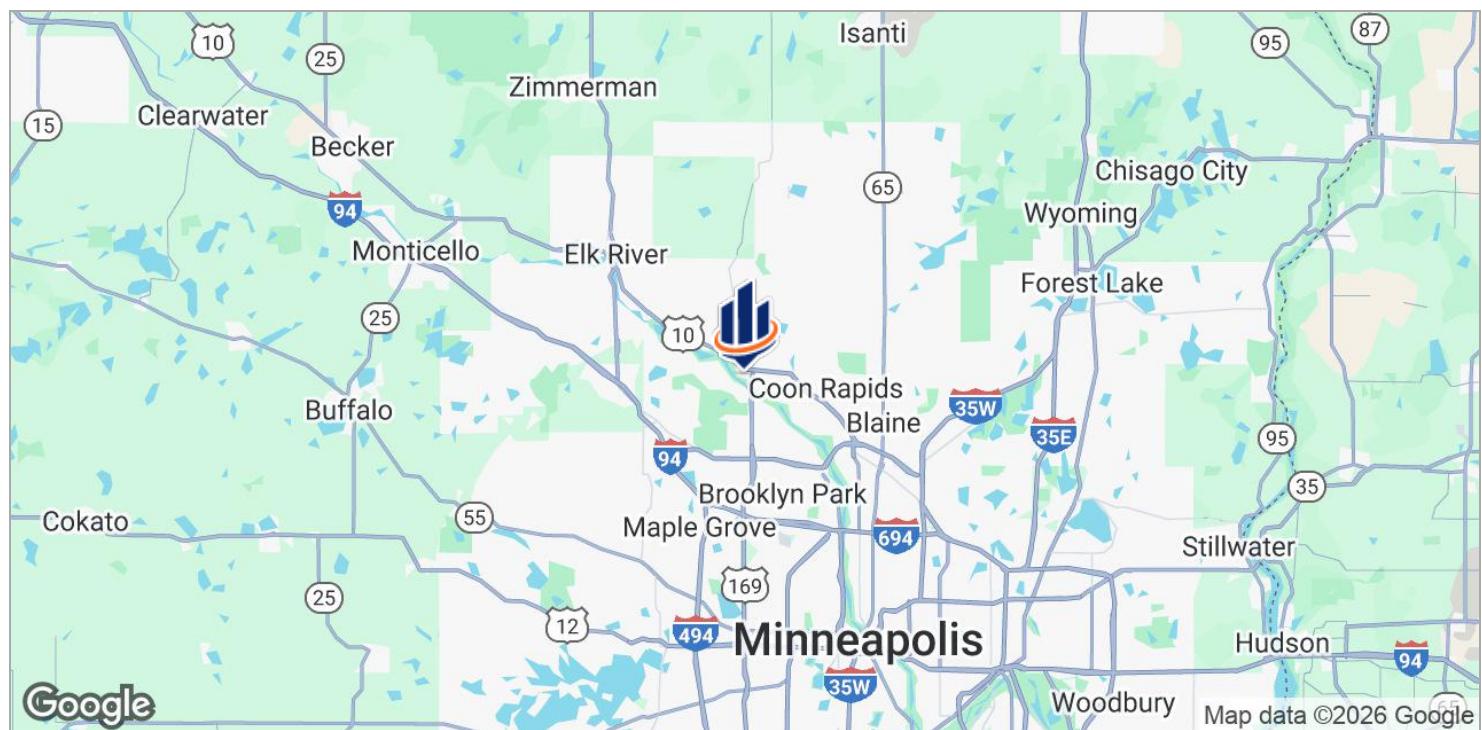
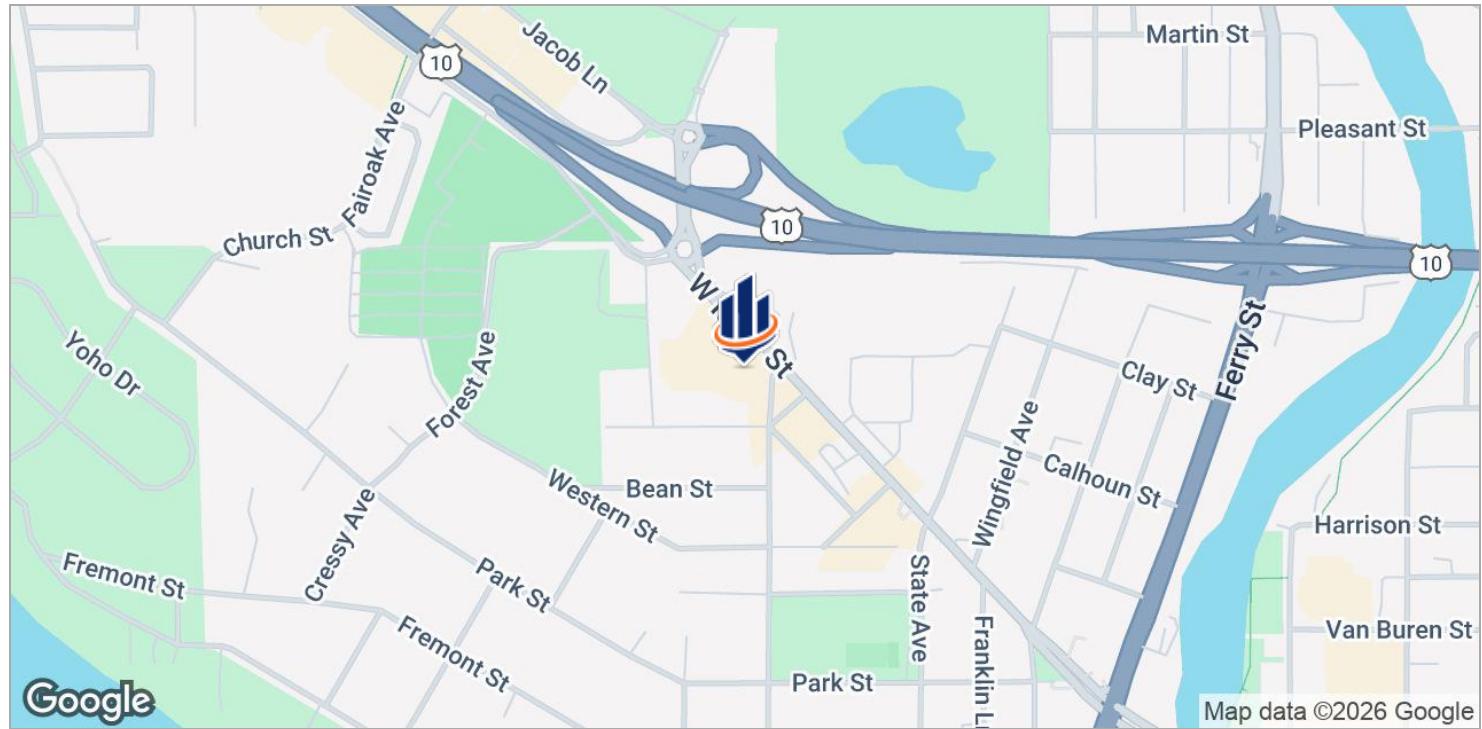
ECONOMIC & BUSINESS CLIMATE

Anoka's downtown business community continues to grow into a fully developed shopping destination housed within the framework of historic buildings and our nostalgic Main Street. In 2012, Downtown Anoka's two-year makeover was complete, with wider sidewalks, brand-new roads, and stunning landscaping. Main Street was left looking refreshed and as welcoming and authentic as ever. Today, this vibrant area has an eclectic mix of locally owned boutiques, specialty shops, cafes, and eateries that cater to residents and visitors alike. The welcoming community, paired with regularly hosted events and seasonal festivals, fosters a strong sense of community pride and makes Anoka a charming and sought-after destination for shopping, dining, and entertainment. With further infrastructure investments planned, Anoka's downtown is well-poised for sustainable growth, drawing new businesses and visitors while preserving its historic charm and authenticity.

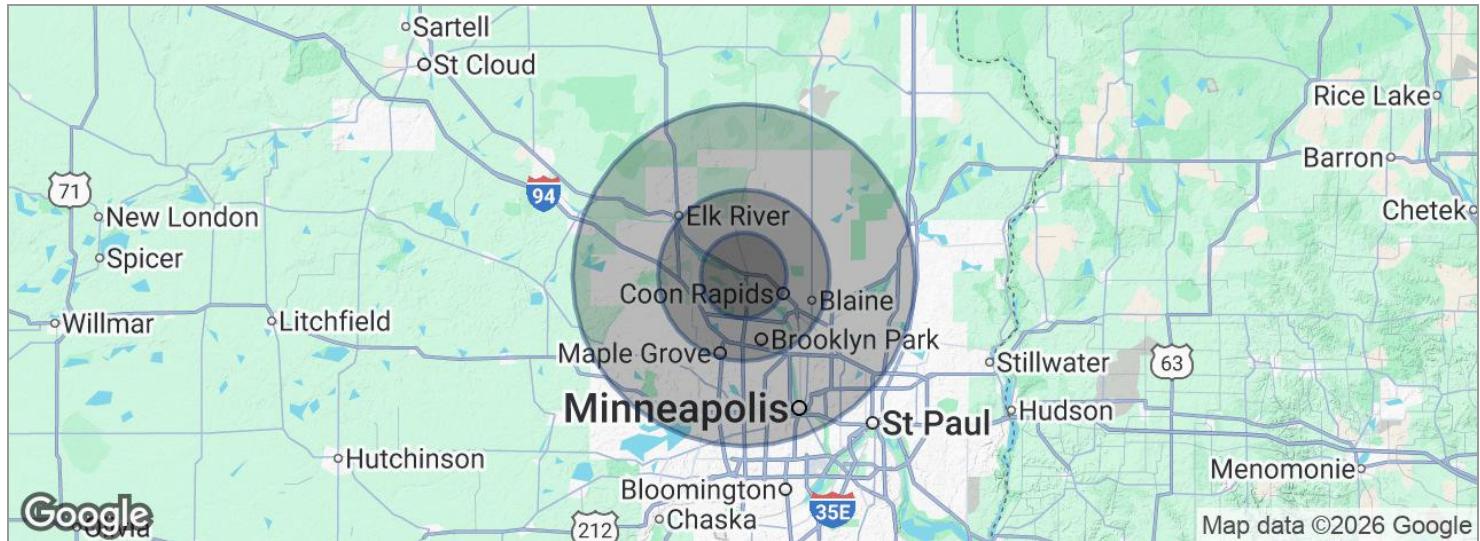
Aerial Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	125,181	438,163	1,508,281
Median age	40.0	39.0	38.1
Median age (Male)	38.8	37.7	37.2
Median age (Female)	40.4	39.8	38.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	47,801	165,386	618,140
# of persons per HH	2.6	2.6	2.4
Average HH income	\$100,252	\$101,594	\$100,907
Average house value	\$259,234	\$261,624	\$276,596

* Demographic data derived from 2020 ACS - US Census