

RETAIL/MEDICAL | FOR SALE OR LEASE

MAIN STREET ANOKA

NWC Main Street & Highway 169 | Anoka MN



TRANSWESTERN

REAL ESTATE
SERVICES



FOR MORE INFO CONTACT:

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REALTY
RESOURCES

SITE INFORMATION



LOCATION

NWC Main Street & Hwy 169
Anoka, MN



PROPERTY DETAILS

Build-to-Suit | Ground Lease | For Sale

Building Size: 1,800 sf - 5,900 sf
Lot Size: 0.357 acres
Parking: 20 +/- stalls plus street
parking along Branch Avenue
Drive-Thru: Ability to construct a drive-thru
with 1,800 sf building
Rate: Negotiable



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,091	62,730	135,933
Daytime Pop.	12,015	61,456	120,214
Avg HH Income	\$97,864	\$130,525	\$136,248

ADJOINING TENANTS



TRAFFIC COUNTS

29,500 vpd on Highway 169 (north)
49,525 vpd on Highway 169 (south)
14,953 vpd on Main Street



COMMENTS

Exciting new retail/medical development opportunity at one of the busiest interchanges in Anoka. The site offers full access and visibility off of Main Street and Highway 169.



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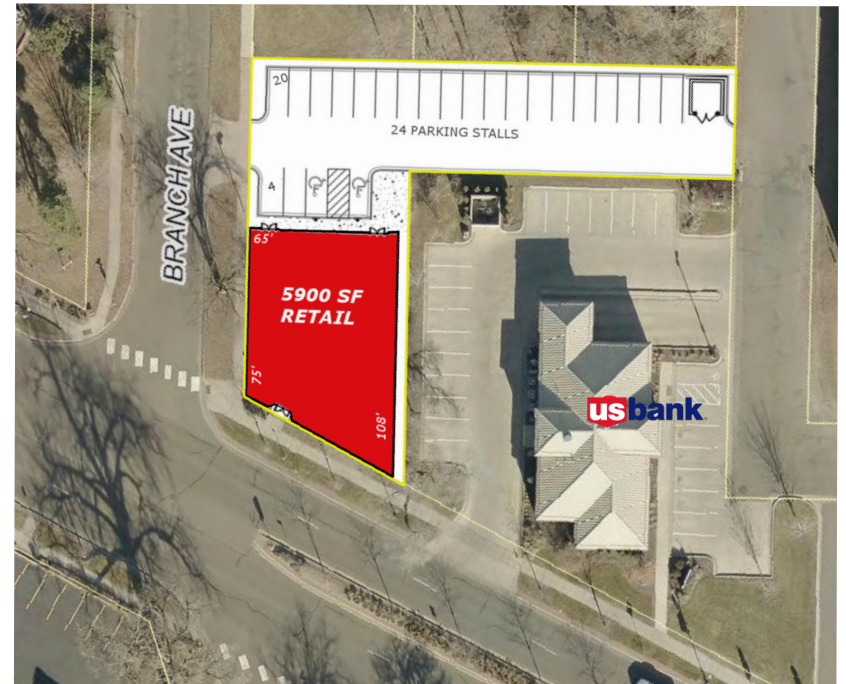
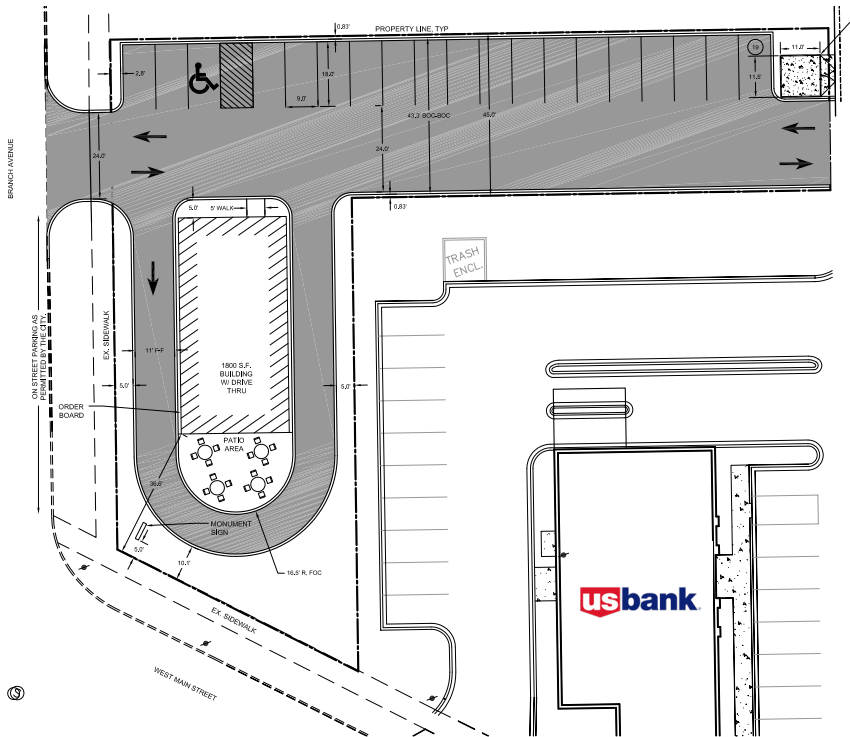
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CONCEPT SITE PLANS

DRIVE-THRU OPTION UP TO 1,800 SF

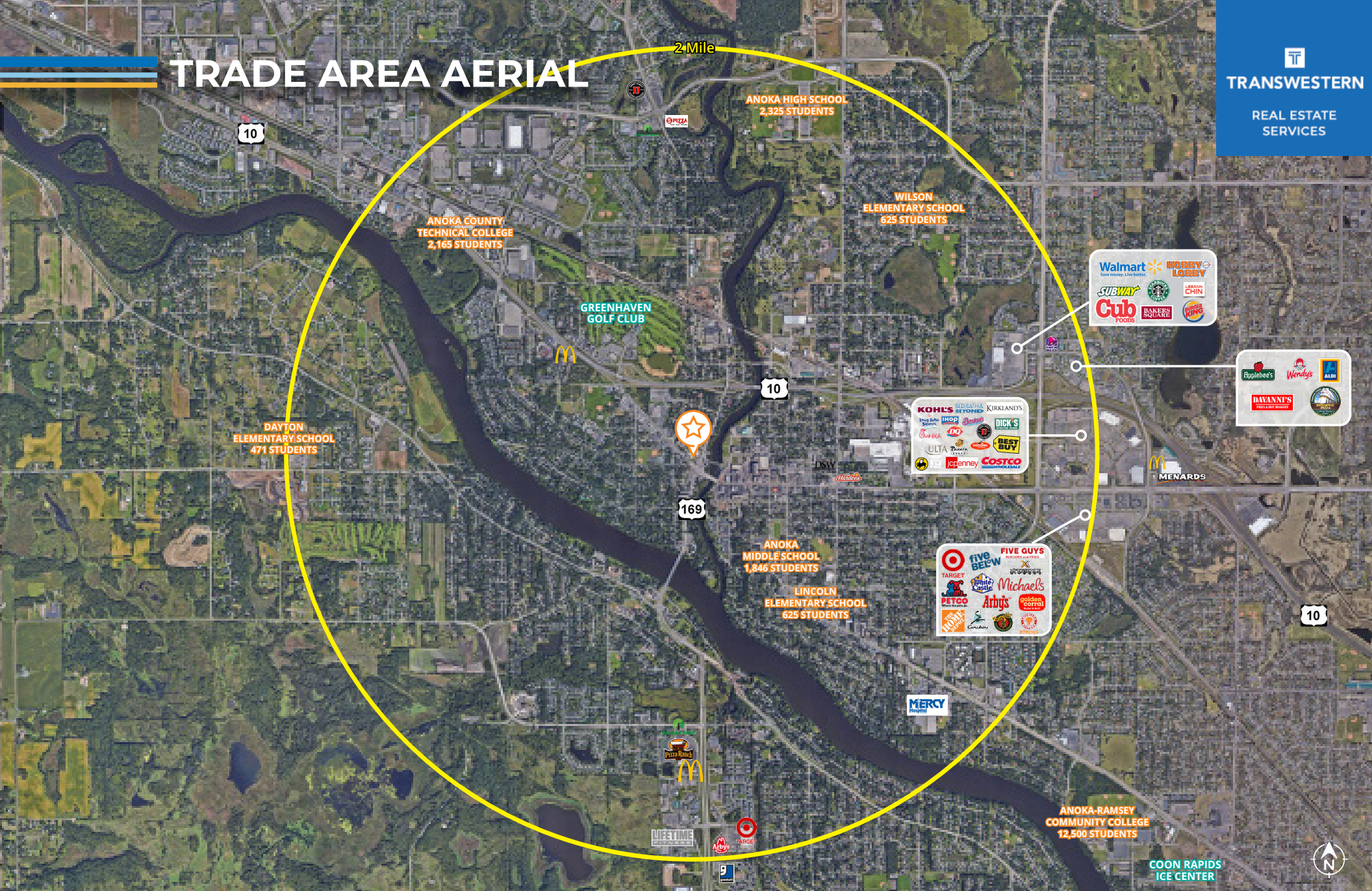


RETAIL/MEDICAL BUILDING OPTION UP TO 5,900 SF

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TRADE AREA AERIAL



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