

RETAIL/MEDICAL | FOR SALE OR LEASE

MAIN STREET ANOKA

NWC Main Street & Highway 169 | Anoka MN

TRANSWESTERN
REAL ESTATE
SERVICES



FOR MORE INFO CONTACT:

Janet Olson | 612.359.1681 | janet.olson@transwestern.com
Chris Simmons | 612.359.1675 | chris.simmons@transwestern.com

Member of:
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



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.



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

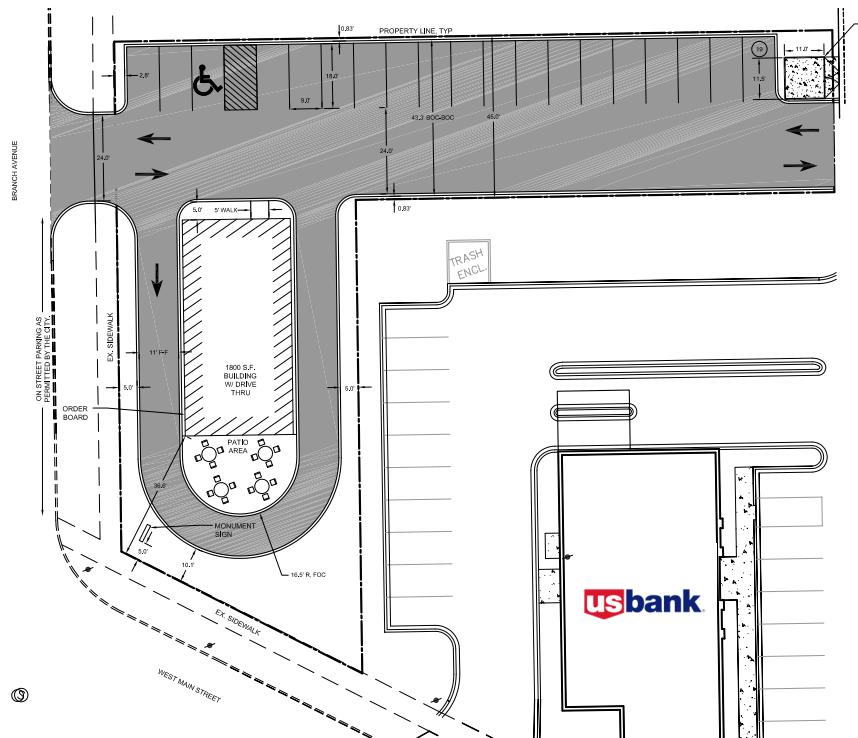


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CONCEPT SITE PLANS

DRIVE-THRU OPTION UP TO 1,800 SF



RETAIL/MEDICAL BUILDING OPTION UP TO 5,900 SF

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TRADE AREA AERIAL

2 Mile



TRANSWESTERN

REAL ESTATE SERVICES

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**ANOKA COUNTY
TECHNICAL COLLEGE
2,165 STUDENTS**

ANOKA HIGH SCHOOL
2,325 STUDENTS

GREENHAVEN GOLF CLUB

DAYTON
ELEMENTARY SCHOOL
71 STUDENTS



WILSON ELEMENTARY SCHOOL 625 STUDENTS



8

169

A

**MIDDLE SCHOOL
1,846 STUDENTS**

**LINCOLN
ELEMENTARY SCHOOL
625 STUDENTS**



MER
Hospital

**ANOKA-RAMSEY
COMMUNITY COLLEGE
12,500 STUDENTS**

COON RAPIDS

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