

RUM RIVER CROSSINGS

3841 St. Francis Blvd, Ste 103

Anoka, MN

1,740 SF SPACE

AVAILABLE July 1st, 2023



- ❖ Space Information: 1,740 SF
- ❖ North & South Bound Access on St. Francis Blvd.
- ❖ Shopping Center built in 2003.
- ❖ Tenants: Better Life Wellness, Fantastic Sams, Envy Nails, Rising Phoenix Dance Studio, Chanticlear Pizza, China Wok, H&R Block, Bliss Nutrition, Senor Patron Mexican Restaurant

❖ Neighbors: Wendy's, Dollar Tree, Jimmy John's, Speedway

<u>2022 Estimated Demographics:</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,021	52,577	118,270
# of Households	1,763	19,749	42,647
AVG HH Income	\$108,955	\$96,423	\$106,498

❖ Traffic Counts per day: Hwy 47 (St. Francis Blvd) —17,988 (2021); Bunker Lake Blvd NW— 17,600 (2018)

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Over 40 Years of
 Shopping Center Development,
 Management and Leasing!

