

Office - Medical - Residential - Retail - Hotel A World of Possibility in Elk River!

Hwy. 169 and 197th Ave, Elk River, MN



HEMPEL

Brent Jacobson
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Elk Ridge

0.75 Acres to 6 Acres Available

Available

Pad sites up to 6 acres and divisible to 0.75 acres

Area Tenants

Walmart, Home Depot, Office Max, Coborns, Cub Foods, and Menards

Co-Tenancy

US Bank, Goodwill, Aldi, Perale Vision, and New Horizon Child Care

Prospective Uses

Office, Medical, Residential, Retail, Hotel



Traffic Counts

Highway 169	42,900 VPD
197th Avenue	4,850 VPD

Demographics

	Population	Growth %	HH Income
1 Mile	10,135	18.1	\$99,208
3 Mile	22,408	24.1	\$76,438
5 Mile	29,084	29.0	\$79,437



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