

**Towns Edge Business Center
2 Enterprise Ave NE; Isanti, MN 55040**



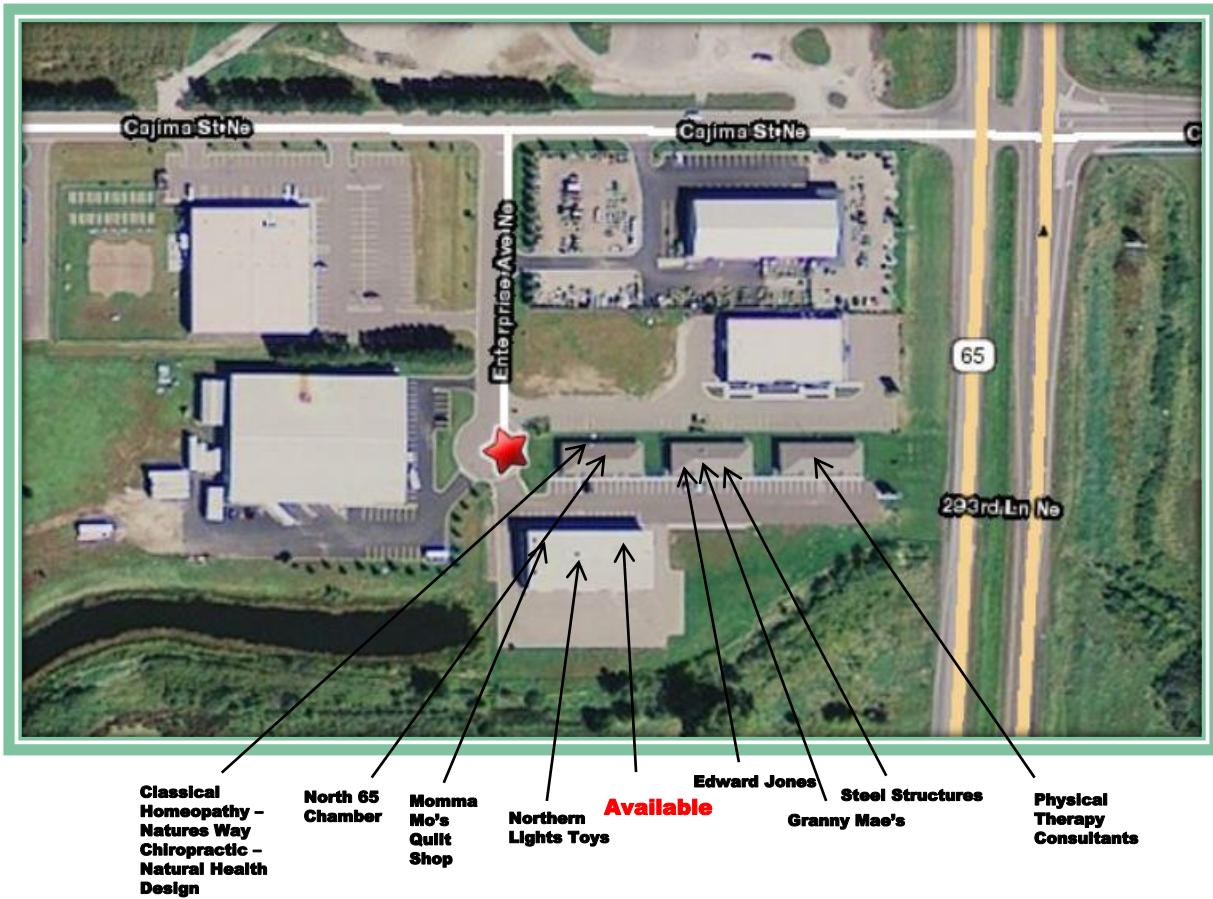
- 24,800 SF
- Available Suites:
 - A4 – 6371 SF
- Built In 2006
- Single Phase Power
- 40 Shared Parking Spaces
- Efficient in-floor heat
- 1 – 12ft high drive-in overhead door
- 16ft ceiling height
- \$9.75 SF NNN
- 2025 CAM \$3.17
- 2025 Taxes: \$1.37sf

Contact:
Nik Anderson
COMMERCIAL AGENT

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Contact:
Matt Anderson
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Local Retail

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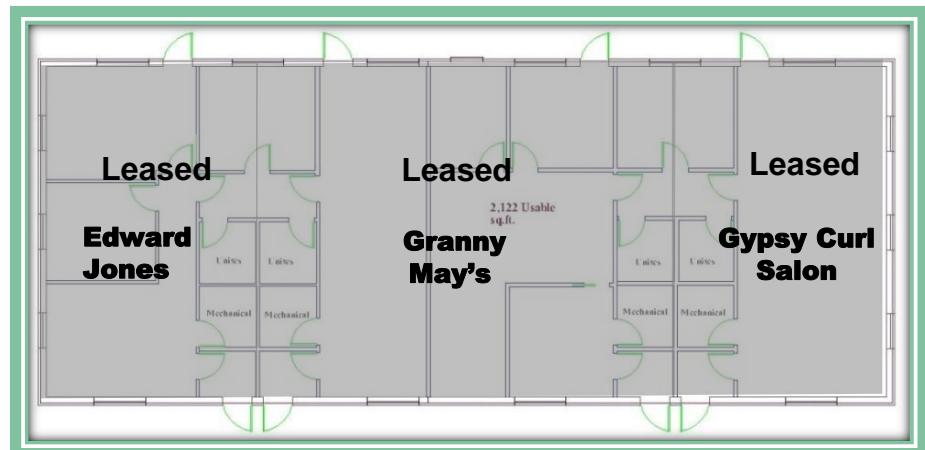
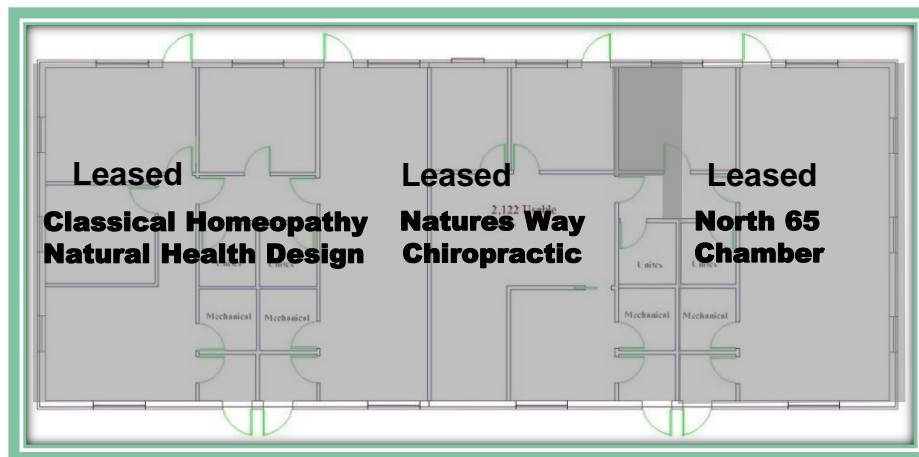
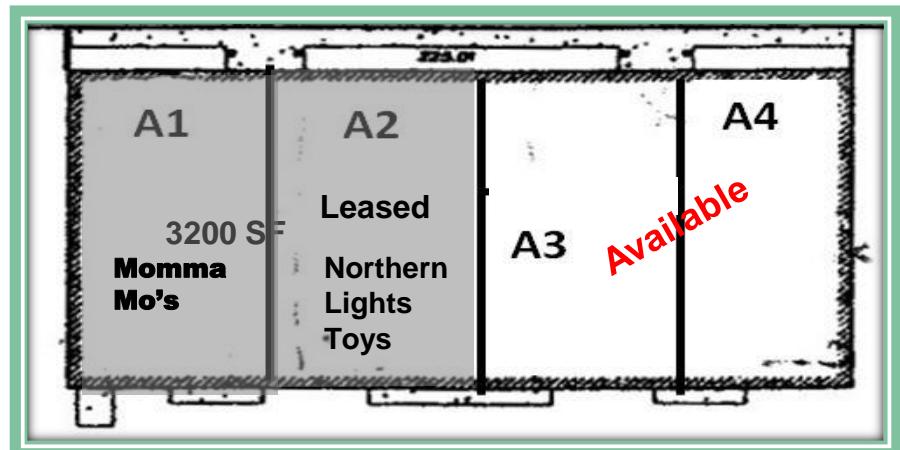
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Floor Plans



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<u>DEMOGRAPHICS</u>	3 MILES	5 MILES	10 MILES
POPULATION	9,006	17,866	50,201
MEDIAN HH INCOME	\$73,693	\$73,272	\$76,534

TRAFFIC COUNTS

HWY 65 AT COUNTY RD 5	18,900 CARS PER DAY
COUNTY RD 5 AT DUAL BLVD	1050-1550 CARS PER DAY
HWY 65 AT CAJIMA	18,900 CARS PER DAY

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