



PREMIER
COMMERCIAL
PROPERTIES

For Lease: Retail

13501 Business Center Drive NW, Elk River



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13501 Business Center Drive NW
Elk River, MN 55330

PROPERTY FEATURES

- ♦ **19,544 SQ. FT. RETAIL CENTER**
- ♦ **GREAT TRAFFIC ON HWY 10 (25,344 VPD—2024 MNDOT)**
- ♦ **NICE MIX OF TENANTS WITH GREAT TRAFFIC FLOW**
- ♦ **MONUMENT AND BUILDING SIGNAGE ON HWY 10**
- ♦ **CLOSE PROXIMITY TO SHERBURNE COUNTY OFFICES AND ELK RIVER CITY HALL**

AVAILABLE SPACE:

- ♦ **1,635 SF - Former Subway restaurant build out**
- ♦ **Ability to create drive-thru window**

PROPERTY DETAILS

LEASE RATES: \$17.00 PER SF NNN

2025 CAM & TAX ESTIMATE: \$ PER SF

FOR MORE INFORMATION, CONTACT

Rich Lee / Mike Fisher

763.862.2005

richlee@premiercommercialproperties.com

mikefisher@premiercommercialproperties.com



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