

291 5th Ave NE, Isanti, MN

- 13,552sf Office - Retail Build for Sale
- In the heart of Isanti's growing retail development
- Currently demised as 5 suites has the potential to be 8
- End-cap suite with drive-thru
- Generous Parking
- Easy Access to Hwy 65

Sale Price \$2,750,00**Contact:****Matt Anderson**
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Local Retail



McDonalds
 Coborn's
 Wintergreen Golf & Grill
 Subway
 Allina Health Clinic
 O'Reilly Auto Parts

Minnco Credit Union
 Kwik Trip
 Best Western Plus
 Snap
 Greater Midwest Realty
 Compass Daycare

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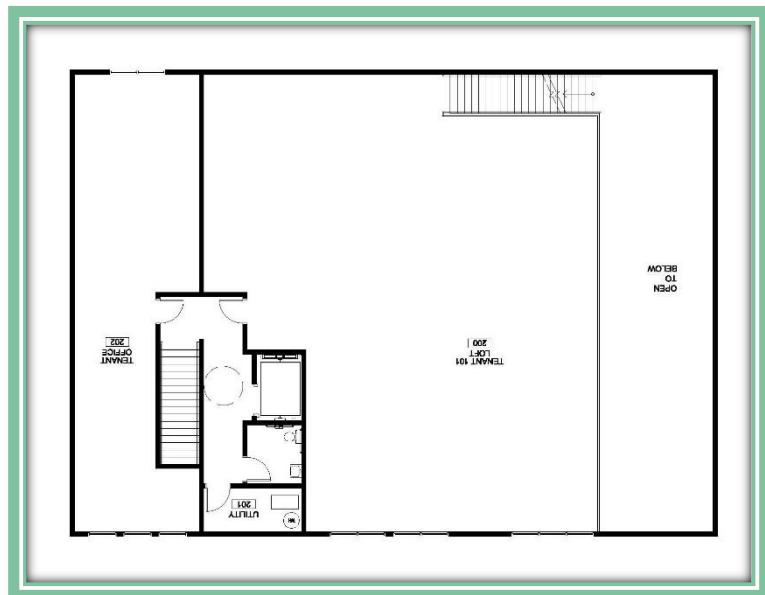
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Floor Plans

First Floor



Second Floor



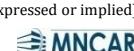
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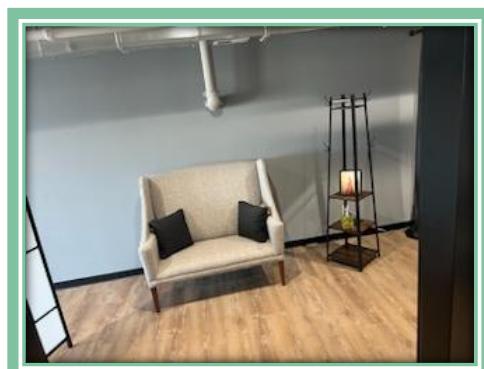
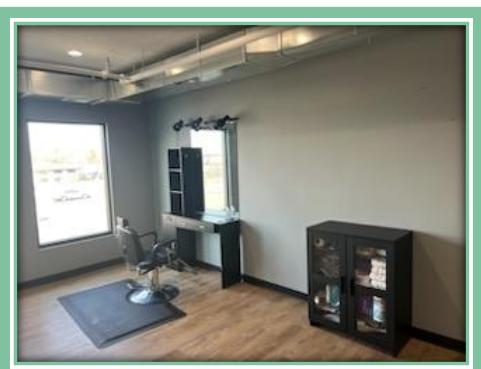
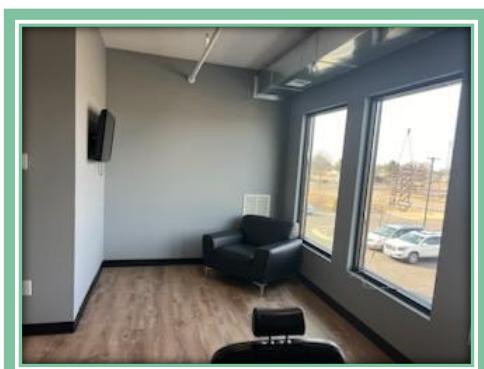
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Interior Photos

Suite 202

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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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