



# ANOKA SHOPPING CENTER & OFFICES

500 WEST MAIN STREET  
ANOKA, MN 55303

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# Anoka Shopping Center & Offices



## OFFERING SUMMARY

Office Suite Available [23] 893 SF  
Negotiable Gross

Retail Suite Available [3] 2,986.3 SF  
NNN

Retail Suite Available [6] 1,498.4 SF  
NNN

Vehicles Per Day: Hwy 10/US 169- 61,000  
Main St- 15,000

## PROPERTY DESCRIPTION

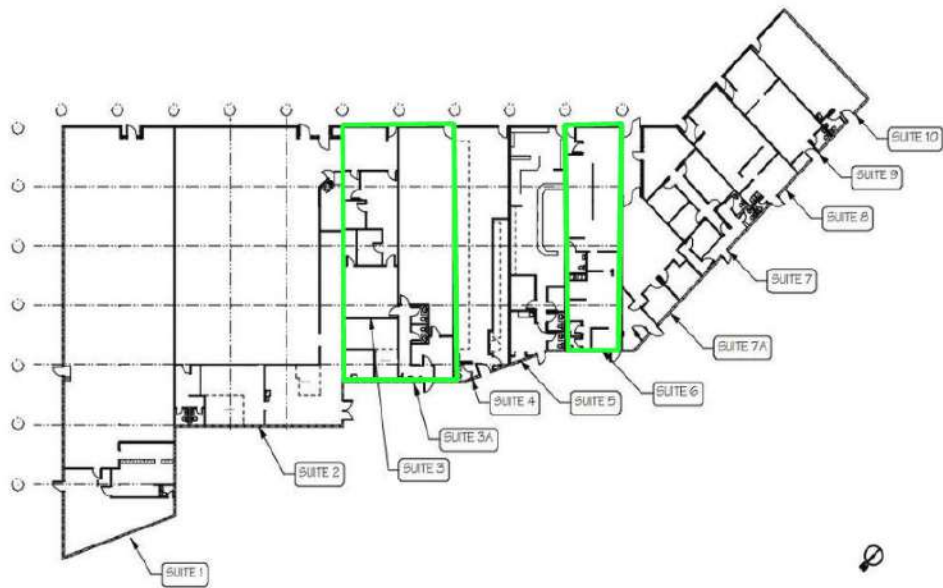
The Anoka Shopping Center & Offices are nearly fully leased, with one office suite and two retail suites still available. The first is an 893 SF office suite that includes three private offices and a reception area with a kitchenette. The additional two retail suites are 2,986.3 SF and 1,498.4 SF. Both are in-line suites with multiple signage options, including prime signage on Main Street. Conveniently located on Main Street, just off of Hwy 10/US 169, the Center benefits from high daily traffic and a loyal customer base. A longstanding fixture in the Anoka market, it continues to provide tenants and visitors with an exceptional experience. Contact SVN | Northco today to take advantage of this prime opportunity before the building is fully leased.

## PROPERTY HIGHLIGHTS

- NOW OFFERING GREAT INCENTIVE PACKAGES INCLUDING FREE RENT!
- **893 SF Office Suite:** Includes three private offices and a reception area with a kitchenette
- **2,986.3 SF Retail Suite:** Generous footprint accommodates retail floor, back-of-house, and storage areas
- **1,498.4 SF Retail Suite:** Balanced layout allows businesses to serve customers while maintaining efficient back-end operations
- New parking lot, signage, landscaping, and common area improvements
- Great co-tenants: Krown Bakery & Eatery, Compassion Coffee, Heavy Petal Floral, Desired Health Chiropractic, H&R Block, Goodfellas Barber Studio, Celectronix, Open Box Buys, Front Porch Quilt Shop, Avalon Home Health Care, Hovland Music, The Wash House



# Available Retail Spaces



**LEASE RATE:** NEGOTIABLE  
**LEASE TYPE:** NNN **LEASE TERM:** Negotiable

| SPACE   | LEASE RATE | LEASE TYPE | SIZE       | TERM       | COMMENTS   |
|---------|------------|------------|------------|------------|--|
| Suite 3 | Negotiable | NNN        | 2,986.3 SF | Negotiable | Generous footprint accommodates retail floor, back-of-house, and storage areas. In-line space with multiple signage options.                       |
| Suite 6 | Negotiable | NNN        | 1,498.4 SF | Negotiable | Balanced layout allows businesses to serve customers while maintaining efficient back-end operations. In-line space with multiple signage options. |

# Additional Photos



# Additional Photos Continued



# City Of Anoka



## ANOKA, MN

The Anoka Shopping Center on Main Street is located half a mile west of Downtown Anoka, a premier destination within the Twin Cities metro area that offers a variety of unique shops. The community of diverse local merchants is here to serve visitors, offering antique shops, clothing and gift boutiques, furniture and home décor. The classic and historic riverfront town of Anoka is located just 20 minutes north of Minneapolis and St. Paul on highways 10 or 169. Walk to the many fine eateries including cafés, specialty restaurants, ice cream and pastry shops, bar and grills, co-ops and cool coffee shops. Enjoy live theater and music along with annual art festivals and parades. Stay at the local B&B, walk the trails and corridors or visit the Mississippi River Community Park.

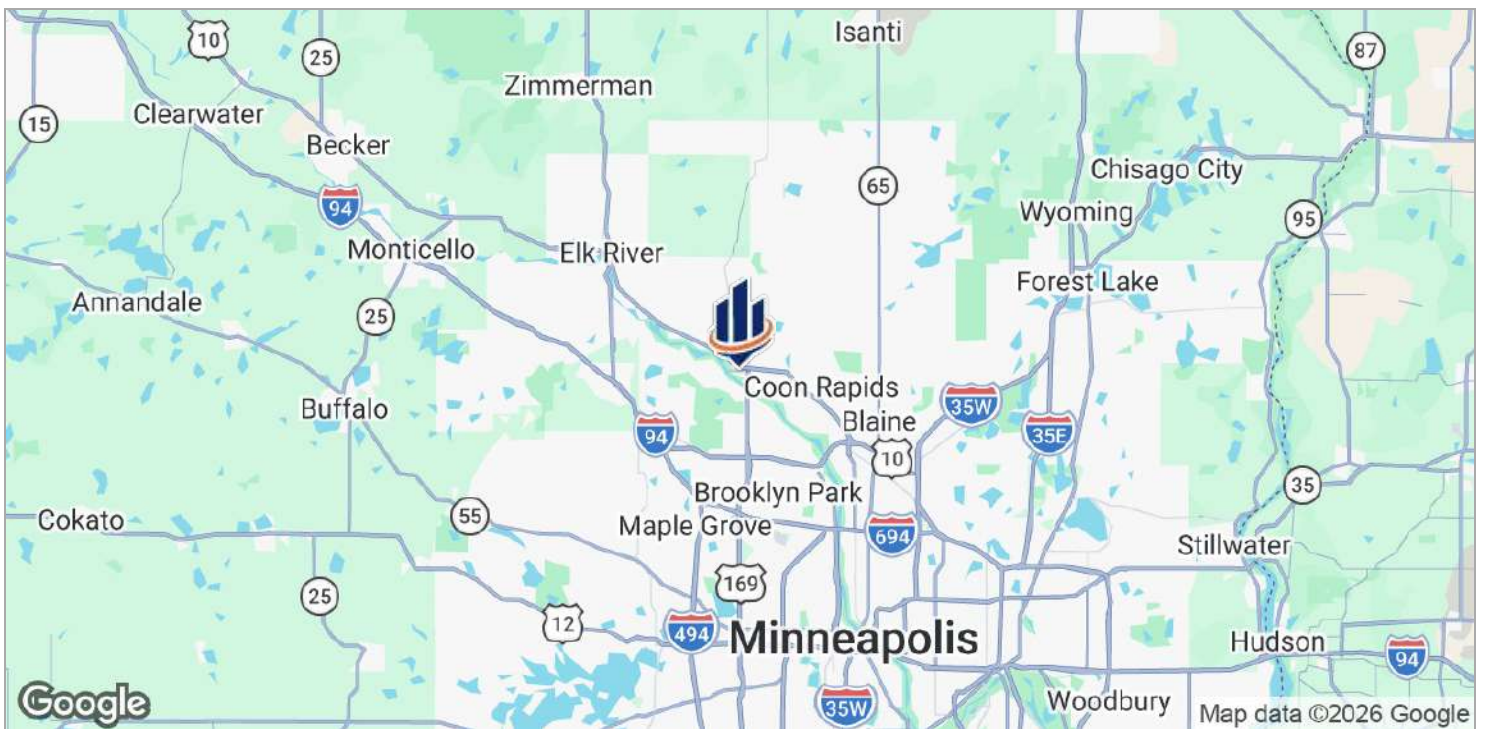
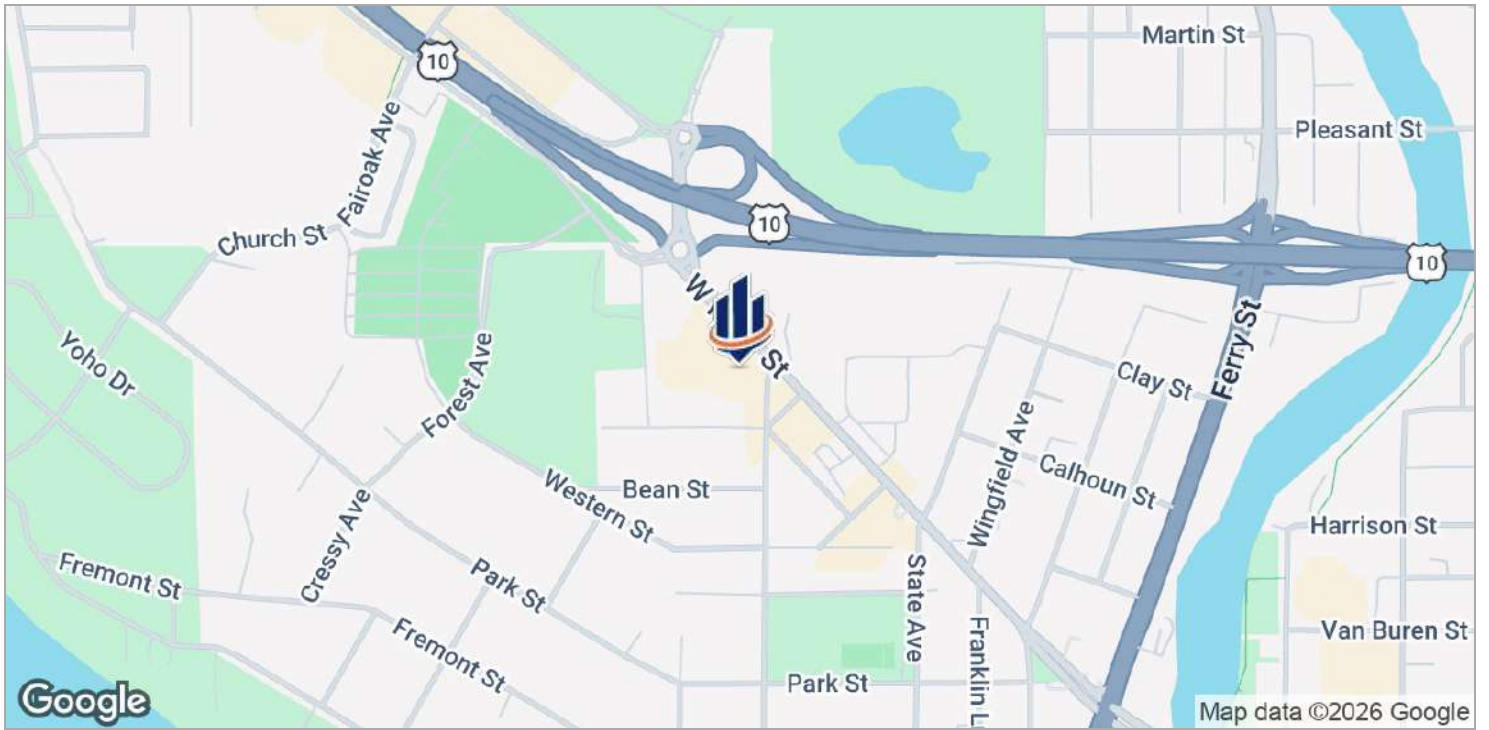
## ECONOMIC & BUSINESS CLIMATE

Anoka's downtown business community continues to grow into a fully developed shopping destination housed within the framework of historic buildings and our nostalgic Main Street. In 2012, Downtown Anoka's two-year makeover was complete, with wider sidewalks, brand-new roads, and stunning landscaping. Main Street was left looking refreshed and as welcoming and authentic as ever. Today, this vibrant area has an eclectic mix of locally owned boutiques, specialty shops, cafes, and eateries that cater to residents and visitors alike. The welcoming community, paired with regularly hosted events and seasonal festivals, fosters a strong sense of community pride and makes Anoka a charming and sought-after destination for shopping, dining, and entertainment. With further infrastructure investments planned, Anoka's downtown is well-poised for sustainable growth, drawing new businesses and visitors while preserving its historic charm and authenticity.

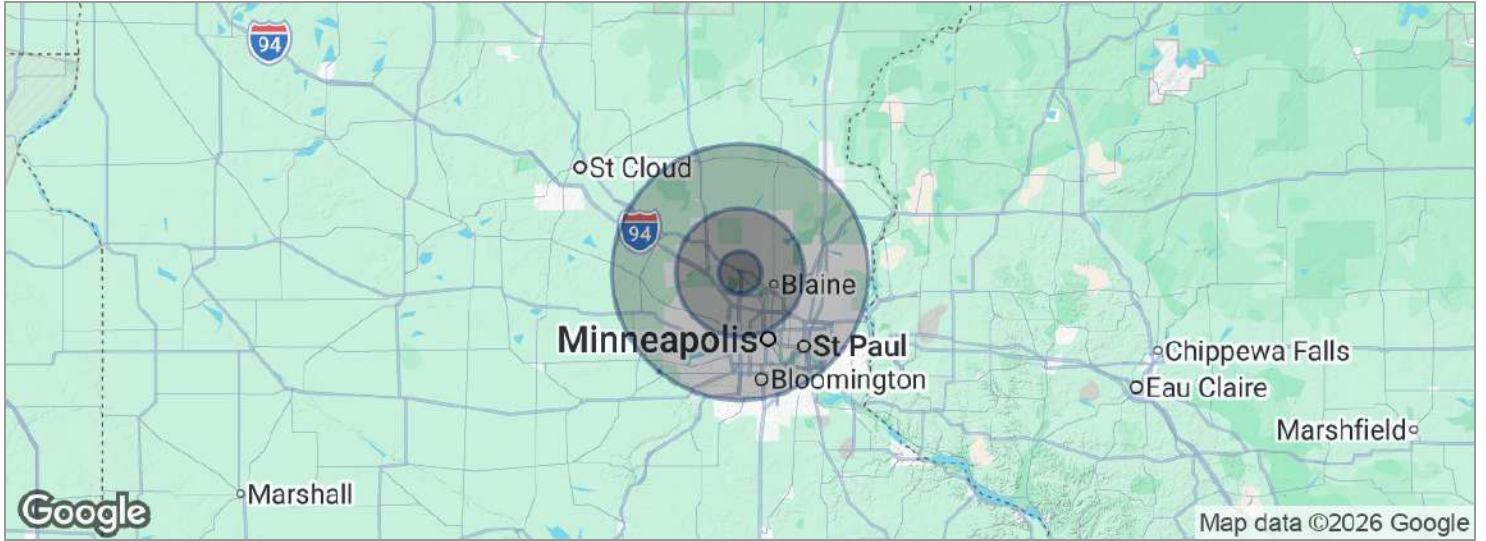
# Aerial Photos



# Location Maps



# Demographics Map



| <b>POPULATION</b>              | <b>5 MILES</b> | <b>15 MILES</b> | <b>30 MILES</b> |
|--------------------------------|----------------|-----------------|-----------------|
| Total population               | 126,388        | 922,087         | 2,813,743       |
| Median age                     | 40.4           | 39.0            | 39.0            |
| Median age [Male]              | 38.8           | 38.0            | 38.1            |
| Median age [Female]            | 41.2           | 39.8            | 39.7            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>5 MILES</b> | <b>15 MILES</b> | <b>30 MILES</b> |
| Total households               | 47,994         | 347,412         | 1,131,597       |
| # of persons per HH            | 2.6            | 2.7             | 2.5             |
| Average HH income              | \$118,526      | \$125,047       | \$126,925       |
| Average house value            | \$348,594      | \$362,873       | \$399,725       |

\* Demographic data derived from 2020 ACS - US Census