

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



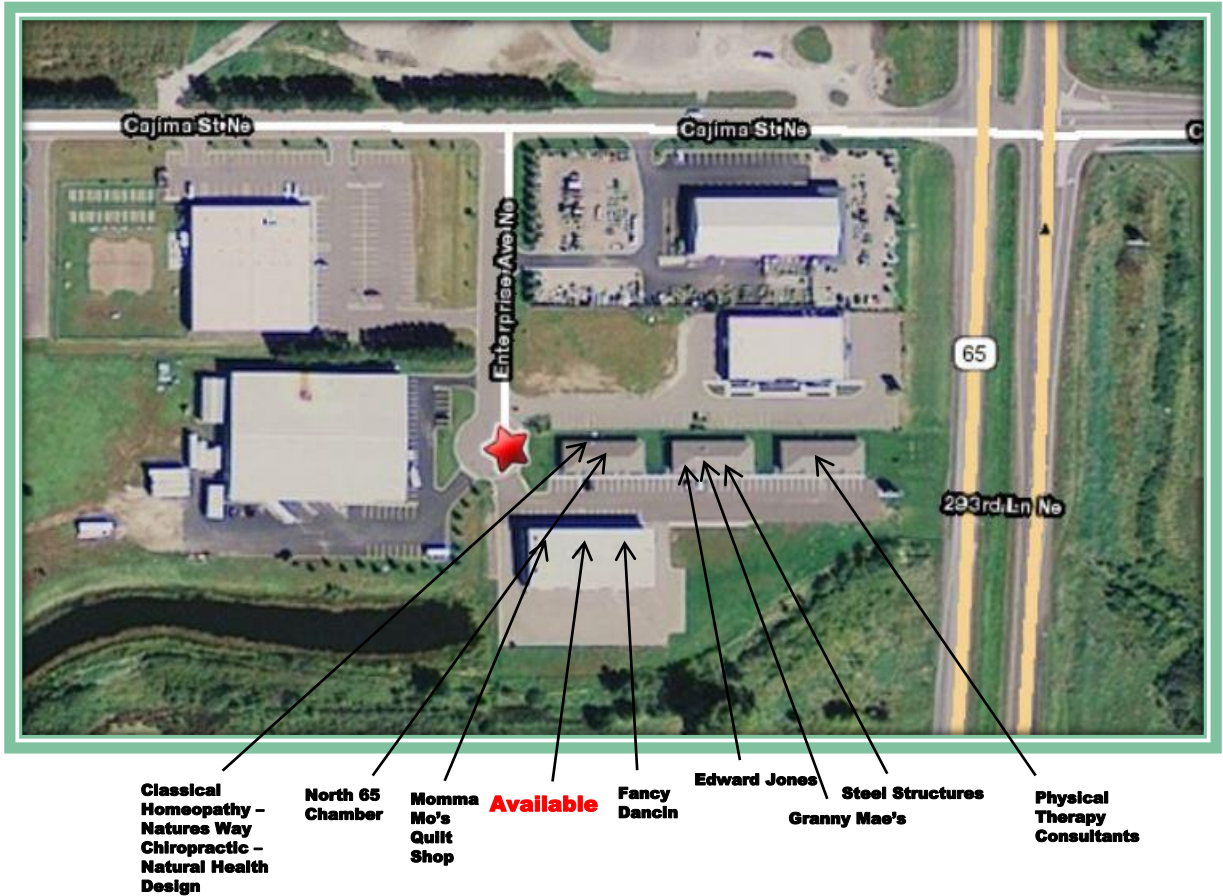
- 24,800 SF
- Available Suites:
  - A2 – 3200 SF with approximately 1500sf on the mezzanine
- Built In 2006
- Single Phase Power
- 40 Parking Spaces
- Efficient in-floor heat
- Flex space build out with 3 offices & bath
- Variety of shipping & prep rooms
- 10x10 walk-in cooler
- 1 – 12ft high drive-in overhead door
- 16ft ceiling height
- \$9.75 - \$13/SF NNN Negotiable Terms
- 2023 CAM \$2.53
- 2023 Taxes: \$1.04sf

**Contact:**

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)



## Local Retail

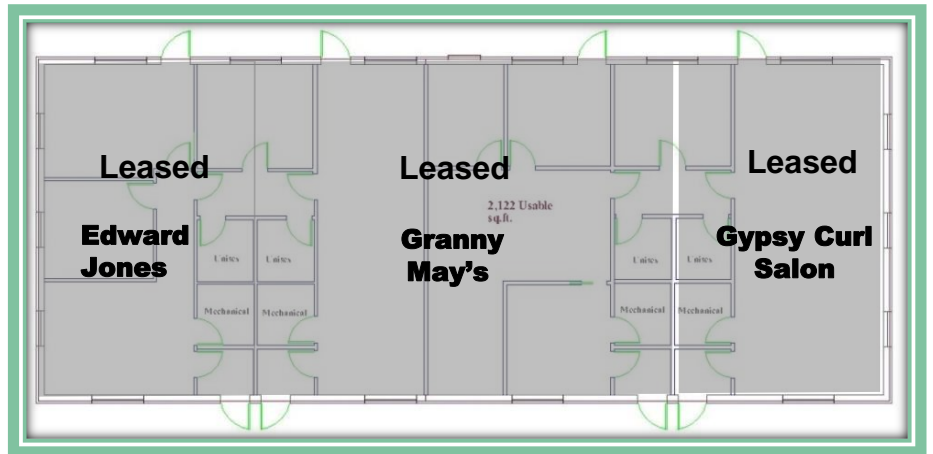
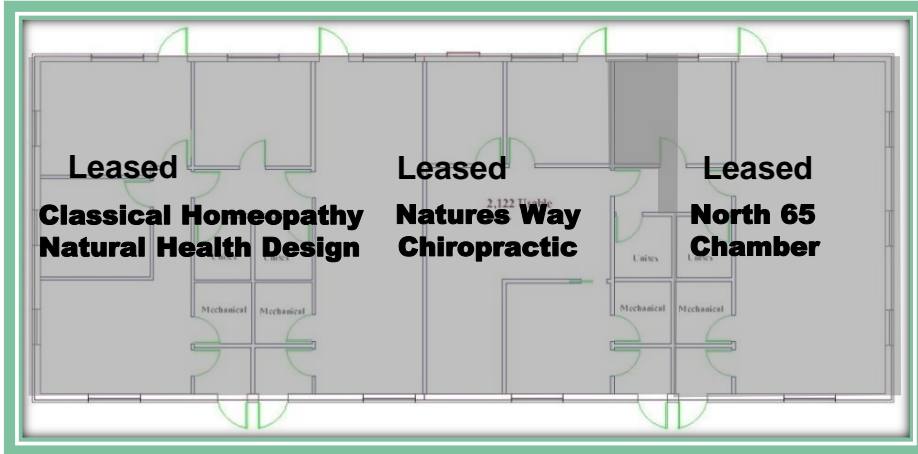
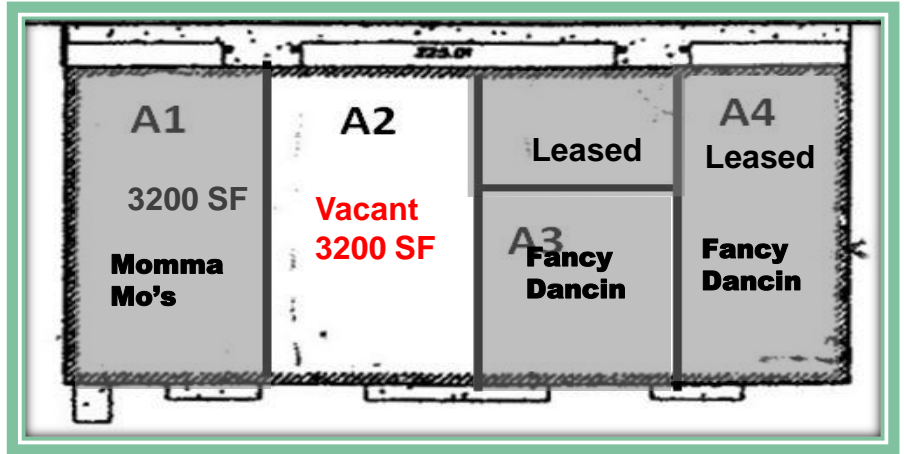
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**Floor Plans**



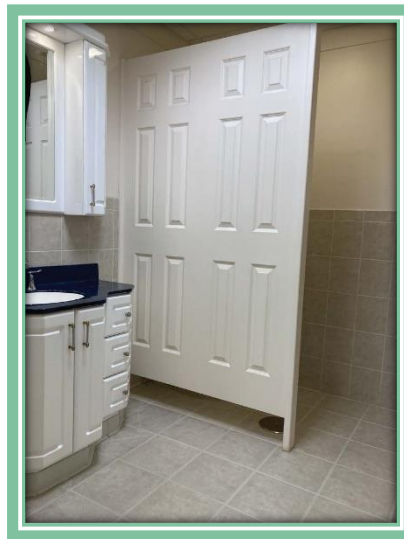
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## Interior Photos Suite A2



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## Interior Photos Suite A2



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**DEMOGRAPHICS**

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

**TRAFFIC COUNTS**

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

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