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FRANKLIN
ELEMENTARY
SCHOOL

Branch Ave

Full
Access

Main Street



us
bank

Auto
Zone

Full
Access

Ferry Street / Hwy 169

25,500 vpd

Right-In
Right-Out



16,000 vpd



Walgreens

16,500 vpd

23,300 vpd

Rum River

ANOKA CBD

CITY
OFFICES

CITY OF ANOKA

RETAIL/MEDICAL FOR LEASE

MAIN STREET ANOKA

NWC Main Street & Hwy 169 | Anoka, MN 55378



OVERVIEW



PROPERTY INFORMATION

- Location: NWC Main Street & Hwy 169 | Anoka, MN
- Description: Build-to-Suit Retail
- Building Size: up to 5,900 sf
- Parking: 20 +/- stalls plus street parking along Branch Ave
- Drive-Thru: Ability to construct a drive-thru with building



AVAILABLE FOR LEASE

- 1,800 - 5,900 sf Building

PRICE

- Build-to-Suit



COMMENTS

Exciting new retail development opportunity at one of the busiest interchanges in Anoka. US Bank and Caribou Coffee have recently developed units at this corner. The site offers full access and visibility off of Main Street and Highway 169.

AREA TENANTS



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	9,124	60,644	130,237
Total Employees	\$45,024	\$74,425	\$79,003
Avg HH Income	\$59,873	\$86,826	\$91,280

**Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



TRAFFIC COUNTS

- 16,000 vpd - Main Street
- 25,500 vpd - Hwy 169

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SITE PLAN OPTIONS

MAIN STREET ANOKA RETAIL/MEDICAL

NWC MAIN STREET & HWY 169 | ANOKA, MN

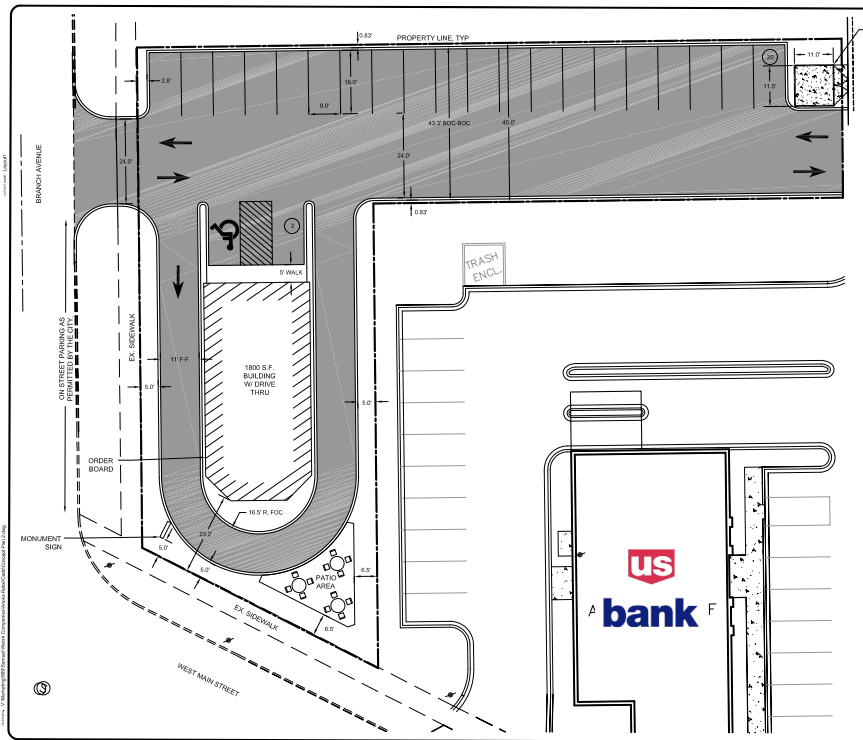
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DRIVE-THRU OPTION



RETAIL BUILDING OPTION

