



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE



## Retail Redevelopment for Lease

703 East Main Street, Anoka, MN 55433

### DETAILS

- Join Dunkin' & Papa John's in a new retail development
- 4,400 sf of brand new retail located at 7<sup>th</sup> Avenue and Main Street downtown Anoka
- Suite 200, 895 SF remains available
- Fantastic visibility, foot traffic and demographics
- 26,010 vehicles per day (2023)
- Pylon and building signage to the corner



#### PROPERTY DETAILS

Lease Rate: Negotiable  
2024 CAM/ Tax: Estimated  
At \$10.00 / SF

#### FOR MORE INFORMATION, CONTACT

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**CONTACT:** Marty Fisher

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## Site Plan

Dunkin  
West end cap

895 SF available  
Suite 200

Papa John's  
East end cap



Signalized intersection with pylon signage, 34 surface stalls, patio seating for each end-cap, 26,010 vehicles per day





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Adjacent to new Dollar General



Back of Building





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**EMAIL:** [mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

Leased to Papa John's  
1,624 SF





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**EMAIL:** [mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

Full 2-way access  
to 7<sup>th</sup> Avenue



## Full 2-way Access to Main Street

## 34 STALLS





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High visibility corner of 7th Avenue and Jackson Street



Corner lot, former Hardee's has been removed for this new development

04/10/2020





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Demographics	1 miles	3 miles	5 miles
Total Population	6,509	40,702	92,669
Average Income	\$52,768.90	\$72,695.75	\$75,989.63
Total Households	5,078	22,249	44,269