



- Join Dunkin & Papa John's in a new retail development
- 4,400 sf of brand new retail located at 7th 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

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



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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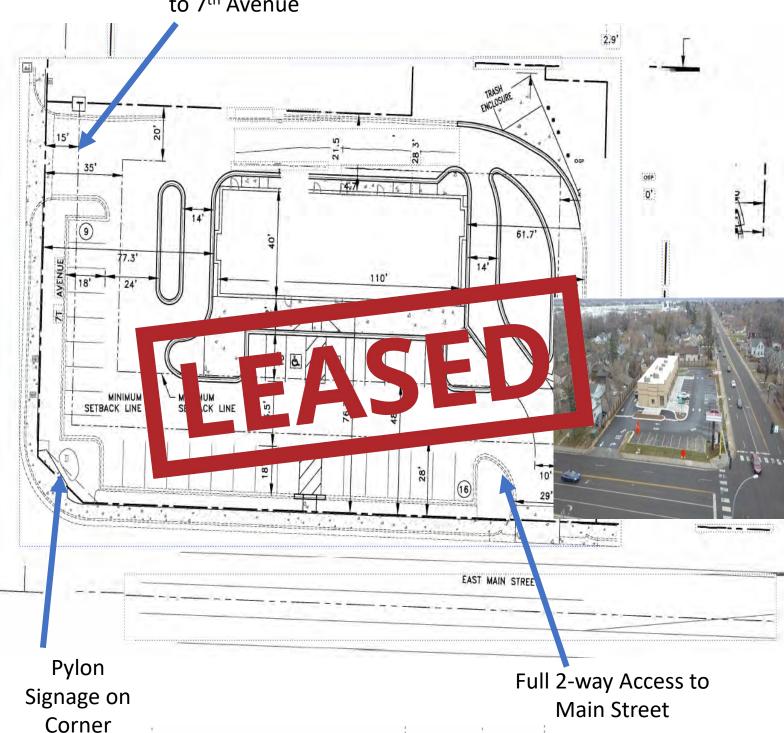


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Full 2-way access to 7th Avenue



PROPOSED PARKING STALLS=

34 STALLS



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High visibility coner of Average all Street



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



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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