



ELK RIVER PLAZA

ELK RIVER, MN

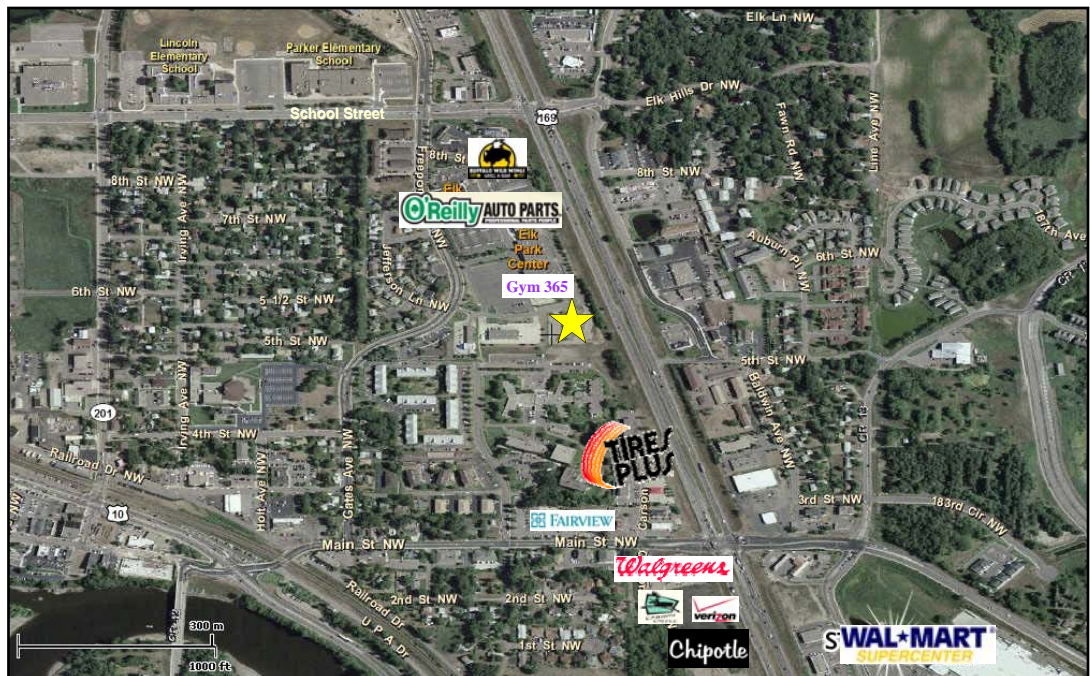
Suntide Commercial
Realty, Inc.
2550
University Ave W
Suite 416 S
St. Paul, MN 55114
www.suntide.com

A
V
A
I
L
A
B
L
E



Project Highlights:

- Great opportunity to own or lease in the rapidly growing Elk River market
- Located along the extremely busy Highway 169 retail corridor
- Highway 169 is a vital North-South route connecting the Central Lakes Region with the greater Twin Cities
- Area boasts strong annual incomes
- Existing Pylon signage on site



CONTACT
Nancy Murdakes
Brown
651.209.9622
nancy@suntide.com
-or-
Jodi Walfoort
651.209.9628
jodi@suntide.com





ELK RIVER PLAZA

ELK RIVER, MN

| | | | |
|---------------------------------------|---|---------------|---------------|
| Location | 508 Freeport Ave NW, Elk River, MN 55330 (Sherburne County) | | |
| Building SF | 15,360 sf | | |
| Available | 2,400-10,968 sf spaces | | |
| Rental Rates | \$10.00-\$12.00 psf, NNN | | |
| Offering | \$1,500,000 | | |
| 2009 CAM | \$0.75 psf, estimated | | |
| 2009 Taxes | \$2.05 psf, estimated | | |
| Demographics (2009) | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
| Population | 6,685 | 23,811 | 38,013 |
| Households | 2,759 | 8,397 | 13,095 |
| Avg. HH Income | \$68,024 | \$85,216 | \$87,597 |
| Traffic Counts (MNDOT 2007) | Freeport Avenue: 5,900 vpd | | |
| | Highway 169: 48,000 vpd | | |

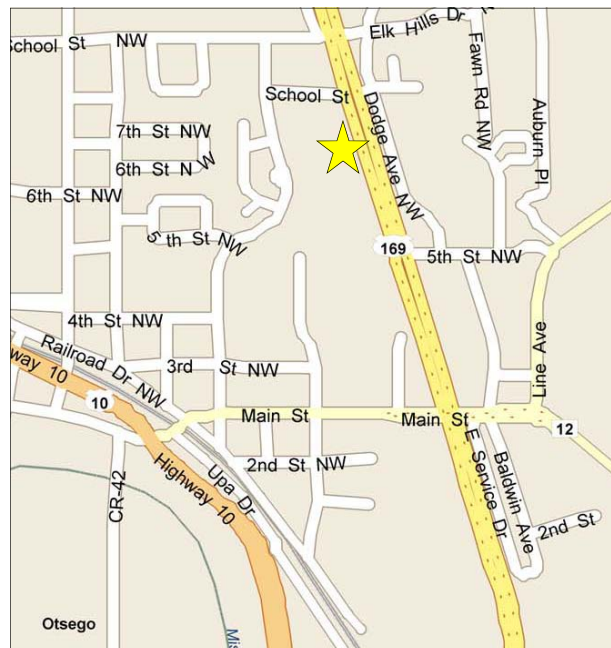
Contact

Nancy Murdakes
Brown
651.209.9622
nancy@suntide.com

-or-
Jodi Walfoort
651.209.9628
jodi@suntide.com

Website

www.suntide.com



The information contained herein was obtained from sources believed to be reliable, but Suntide Commercial Realty, Inc has not verified nor has any knowledge regarding the accuracy or completeness of information and makes no representation or warranty concerning the same. Therefore, Suntide Commercial Realty, Inc disclaims all liabilities in connection with any inaccuracies or incompleteness. Furthermore, all property boundaries are subject to a survey.