



804 FREEPORT AVENUE NW

Elk River, MN 55330

Office/Retail Space For Lease In The Heart Of Elk River!



Highlights and Features:

- Conveniently located off Highway 169
- Ample parking
- Fast growing community
- Strong demographics
- Join co-tenants: O'Reilly Auto Parts, Power Within Chiropractic and Azitala Yoga
- Neighboring tenants include Buffalo Wild Wings, Azitala Yoga, Just For Kix, North Memorial Health Clinic & Urgent Care, Burger King, Flowers Plus of Elk River, Dolphin Car Wash, Sonic Drive-In, McDonald's, New Hong Kong Buffet, Perkins, Country Inn & Suites, Pizza Ranch, Starbucks, Cub Foods, and more

Demographics and Traffic Counts:

- Average Population: 1 mile - 3,762, 3 miles - 15,871, and 5 miles - 28,938
- Average Household Income: 1 mile - \$66,070, 3 miles - \$80,383, and 5 miles - \$84,332
- Traffic Counts: Freeport Avenue NW - 4,000 vpd, Hwy 169 - 42,169 vpd, and School Street - 9,200 vpd

Space Available:

- Suite B: 655 sf
- 2024 CAM/Tax: \$4.69 psf
- Lease Rate: Negotiable



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

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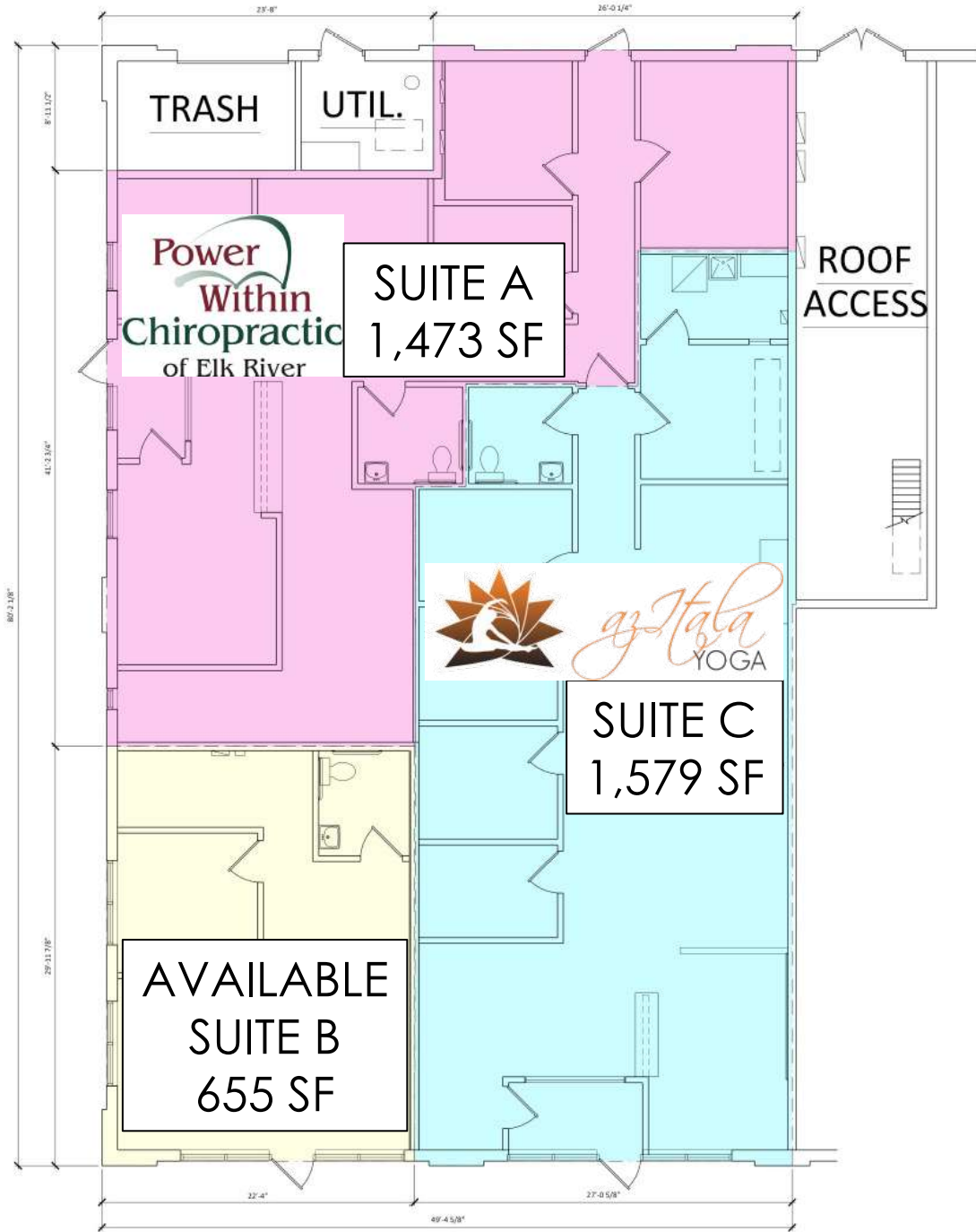
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

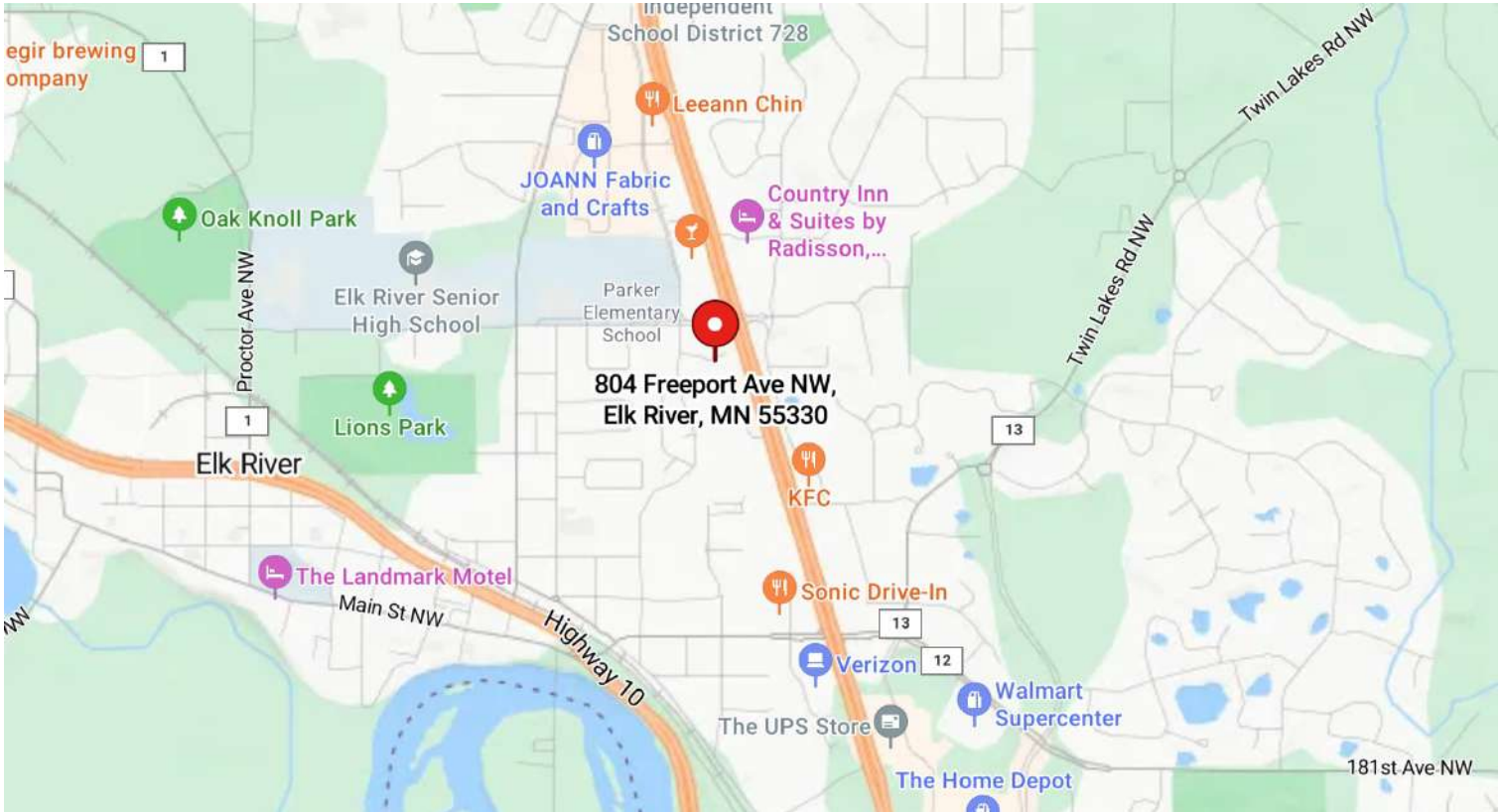
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Site Plan



Map



Aerial Map



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