



ANOKA SHOPPING CENTER & OFFICES

500 & 530 WEST MAIN STREET
ANOKA, MN 55303

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Anoka Shopping Center & Offices



LEASE OVERVIEW

Retail Space Available	End Cap: 5,468 SF, potential contiguous space of 11,866 SF
	In-line Suite 7A: 1172.1 SF
	Negotiable NNN
Office Suite Available	582 SF Negotiable Gross
Vehicles Per Day:	Hwy 10/US 169- 60,000 Main St- 16,000

PROPERTY DESCRIPTION

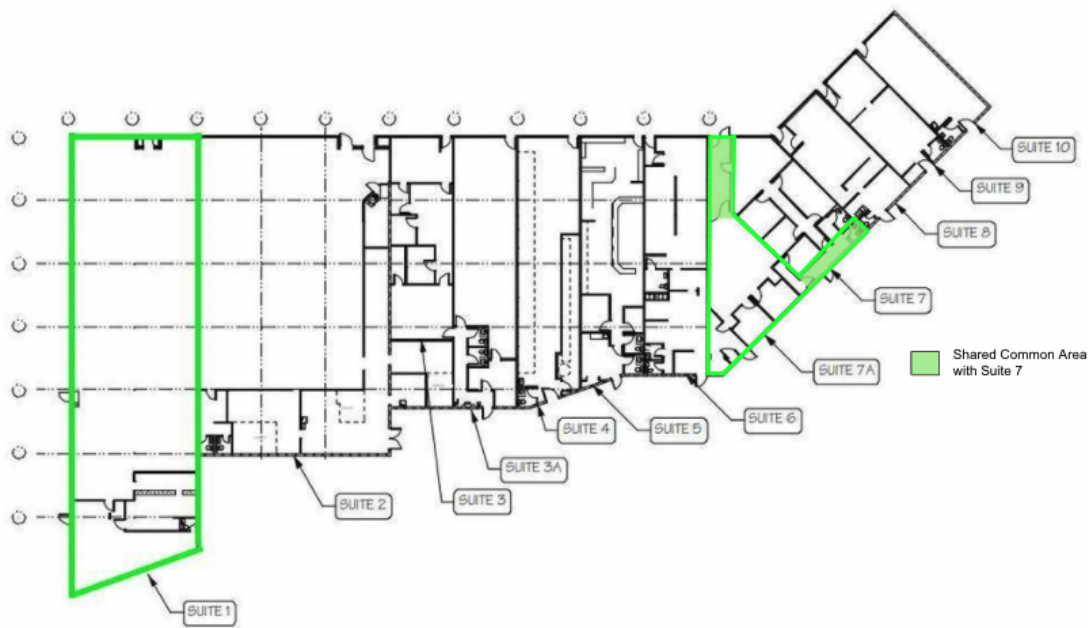
The Anoka Shopping Center & Offices currently has a retail space available. With a prime location off of Main Street and Hwy 10/US 169, the center experiences high vehicle per day counts and a loyal customer base. The center has been a staple in the Anoka market for decades and continues to provide tenants and customers with an exceptional experience.

Call SVN | Northco now to schedule a tour.

PROPERTY HIGHLIGHTS

- NOW OFFERING GREAT INCENTIVE PACKAGES INCLUDING FREE RENT!
- Retail and office spaces available (office suites include with private entrance and restrooms)
- Excellent location at an established shopping center and neighborhood food destination
- New parking lot, landscaping and common area improvements
- Great co-tenants: Krown Bakery & Eatery, Jellybean & Julia's BBQ, Toni's Flowers, Tacos La Paloma, Desired Health Chiropractic, H&R Block, Goodfellas Barber Studio, Tienda El Rinconcito Mexicano, Cellectronix, Shiatsu Cave Massage, Avalon Home Health Care, Hovland Music, Laundromat, Open Box Buys, Night Wolf Security, Trane Transportation

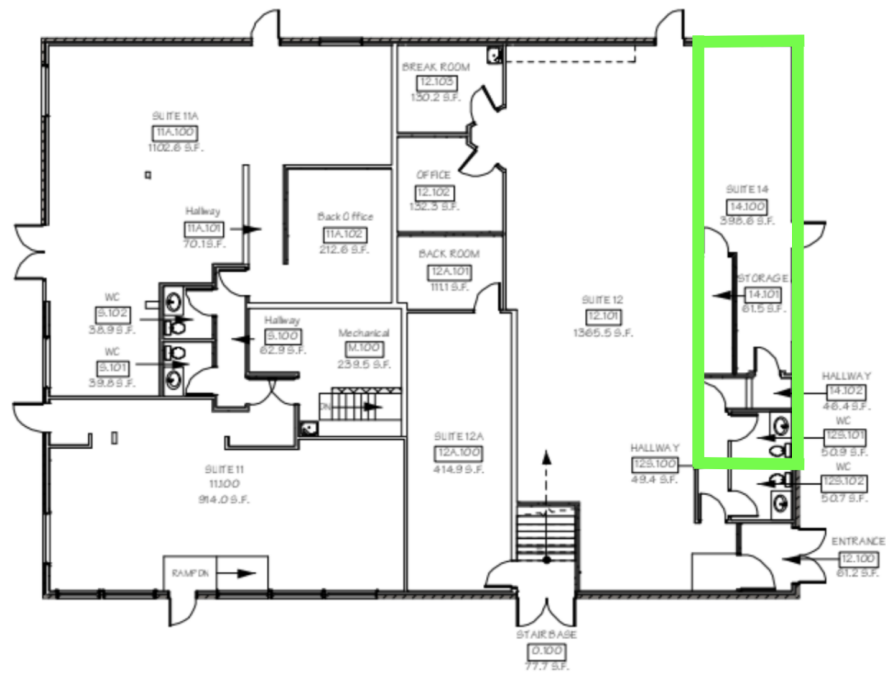
Available Retail Spaces



LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	1,172.1 & 5,468 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 1	Negotiable	NNN	5,468 SF	Negotiable	End Cap space with excellent visibility from Main St. with multiple signage options. Potential contiguous space of 11,866 SF
Suite 7A	Negotiable	NNN	1,172.1 SF	Negotiable	In-line space with excellent visibility from Main St. with multiple signage options. Note that the two back offices in the drawing have been removed to open the space

Available Office Space



SPACE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
Office Suite 14	Negotiable	Gross	582 SF	Office suite with private entrance and restrooms

Additional Photos



City Of Anoka



ANOKA, MN

The Anoka Shopping Center on Main Street is a half mile west of Downtown Anoka, a premiere destination with some of the most progressive and unique shops that the Twin Cities metro area has to offer. The community of diverse local merchants is here to serve visitors, offering antique shops, clothing and gift boutiques, furniture and home décor. The classic and historic riverfront town of Anoka is located just 20 minutes north of Minneapolis and St. Paul on highways 10 or 169. Walk to the many fine eateries including cafés, specialty restaurants, ice cream and pastry shops, bar and grills, co-ops and cool coffee shops. Enjoy live theater and music along with annual art festivals and parades. Stay at the local B&B, walk the trails and corridors or visit the Mississippi River Community Park.

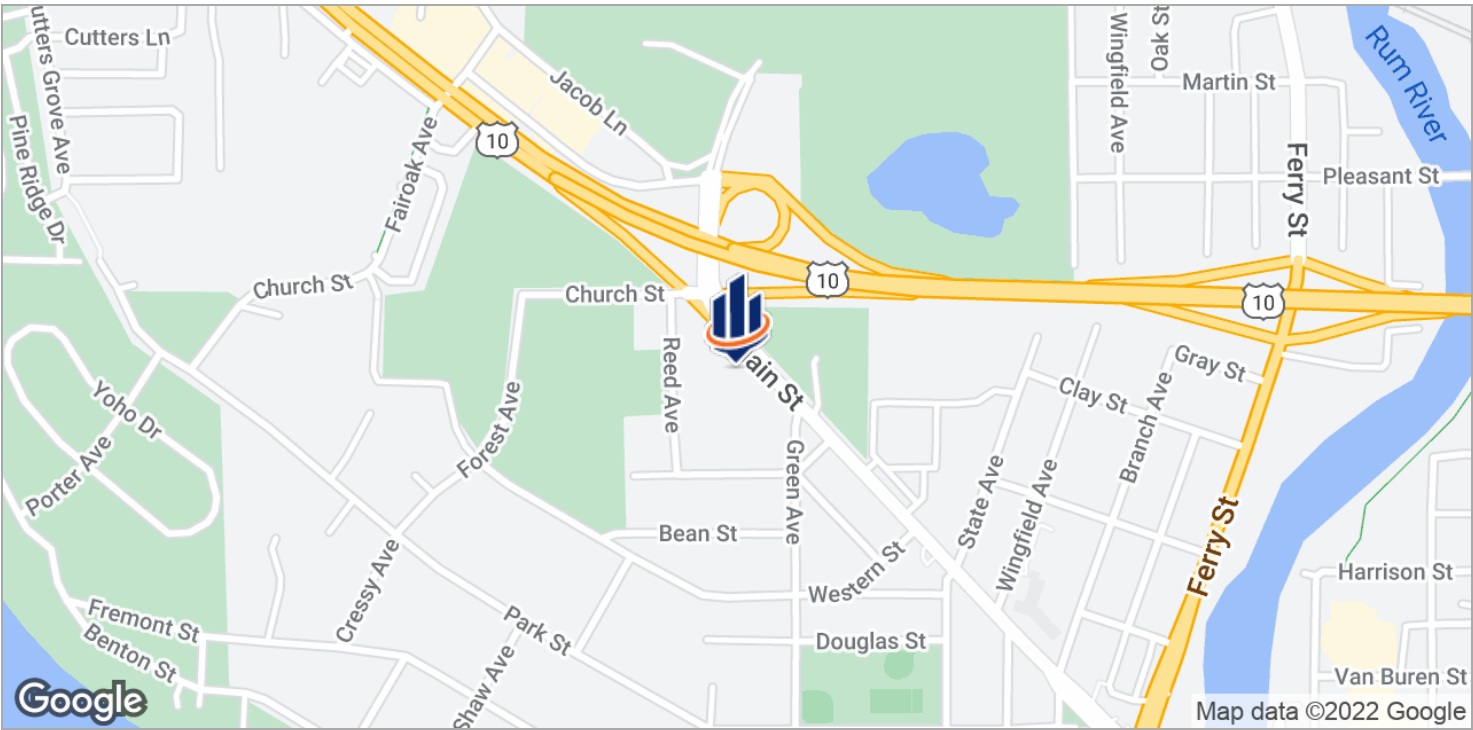
ECONOMIC & BUSINESS CLIMATE

Anoka's downtown business community continues to grow into a fully developed shopping destination housed within the framework of historic buildings and our nostalgic Main Street. In 2012, Downtown Anoka's two-year makeover was complete, with wider sidewalks, brand new roads and stunning landscaping. Main Street was left looking refreshed and as welcoming and authentic as ever.

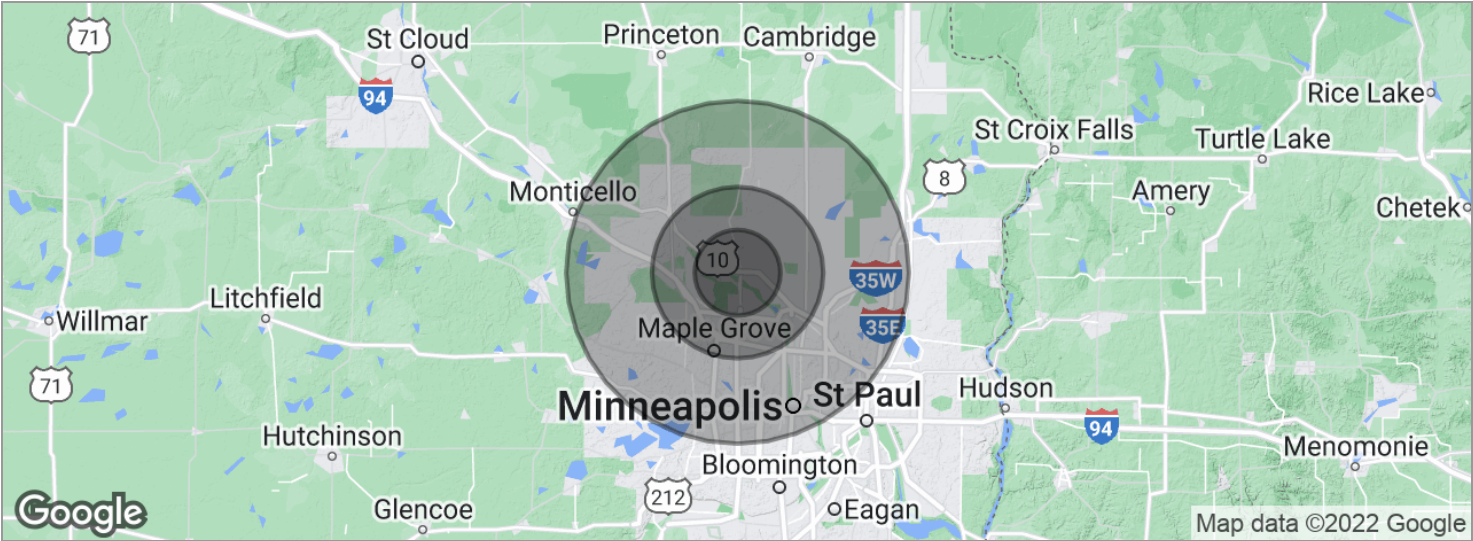
Aerial Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	118,793	427,418	1,586,152
Median age	36.4	36.0	35.9
Median age [Male]	35.7	35.1	35.2
Median age [Female]	37.6	37.1	36.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	43,431	154,869	632,138
# of persons per HH	2.7	2.8	2.5
Average HH income	\$80,181	\$81,670	\$79,194
Average house value	\$238,362	\$255,275	\$276,249

** Demographic data derived from 2020 ACS - US Census*