

**Towns Edge Business Center  
2 Enterprise Ave NE; Isanti, MN 55040**



- 24,800 SF
- Available Suites:
  - A1 – 3050 SF
- Built In 2006
- Single Phase Power
- 40 Shared Parking Spaces
- Efficient in-floor heat
- 1 – 12ft high drive-in overhead door
- 16ft ceiling height
- \$9.75 SF NNN
- 2026 CAM \$3.33
- 2026 Taxes: \$1.37sf

**Contact:**

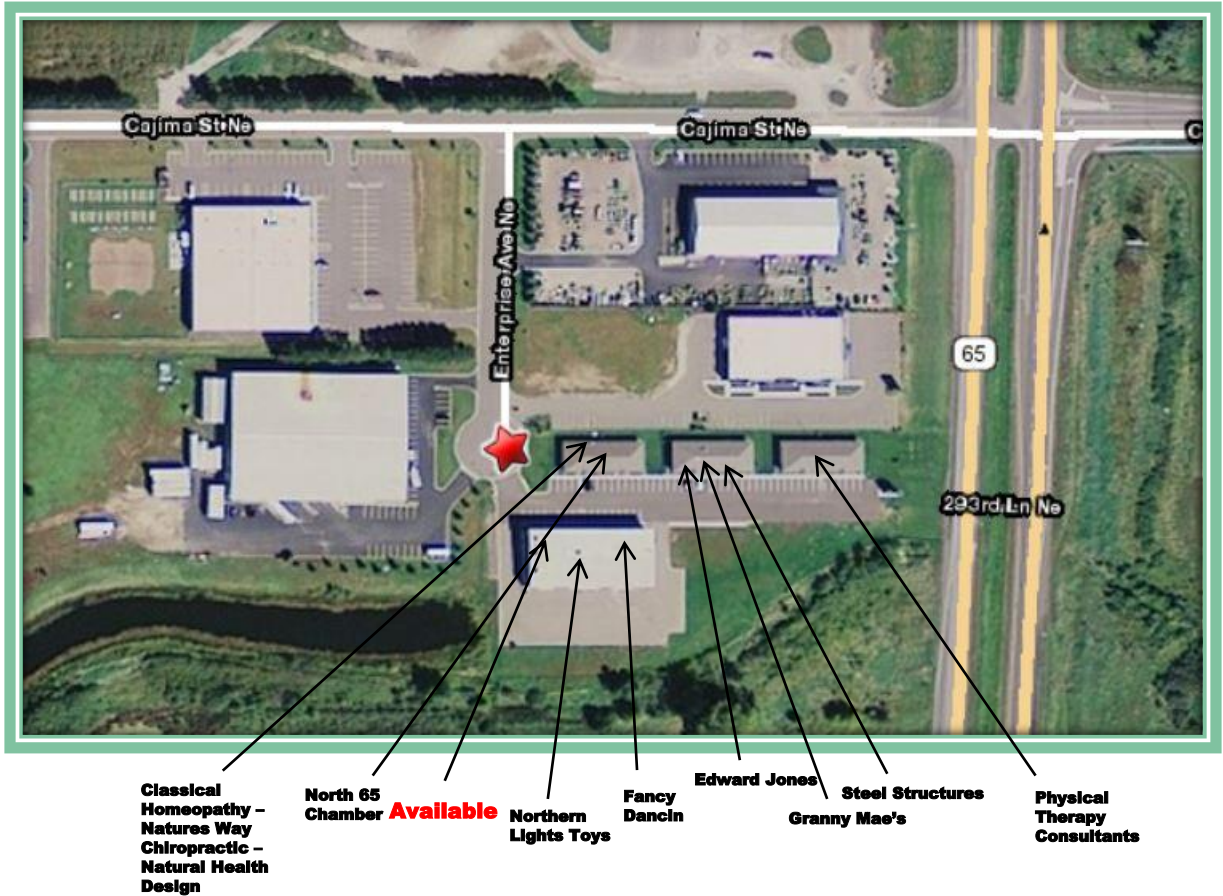
**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax  
[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

**Contact:**

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax  
[Matt@ricproperty.com](mailto:Matt@ricproperty.com)



## Local Retail

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

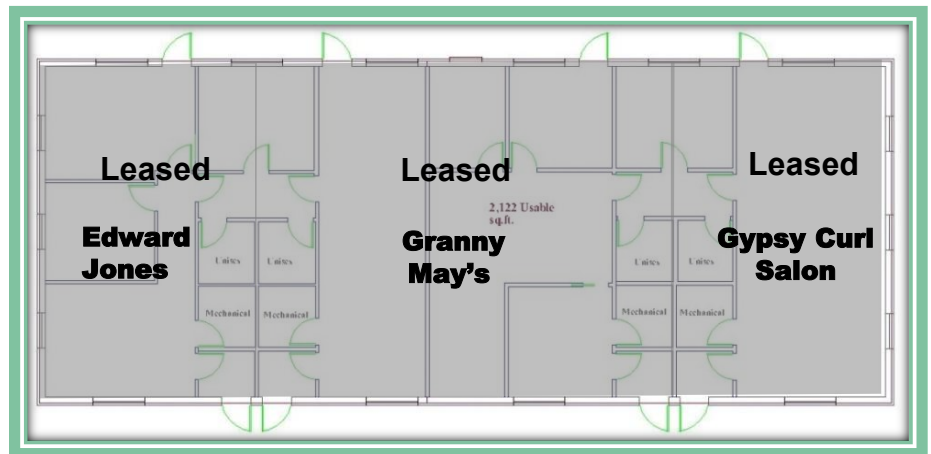
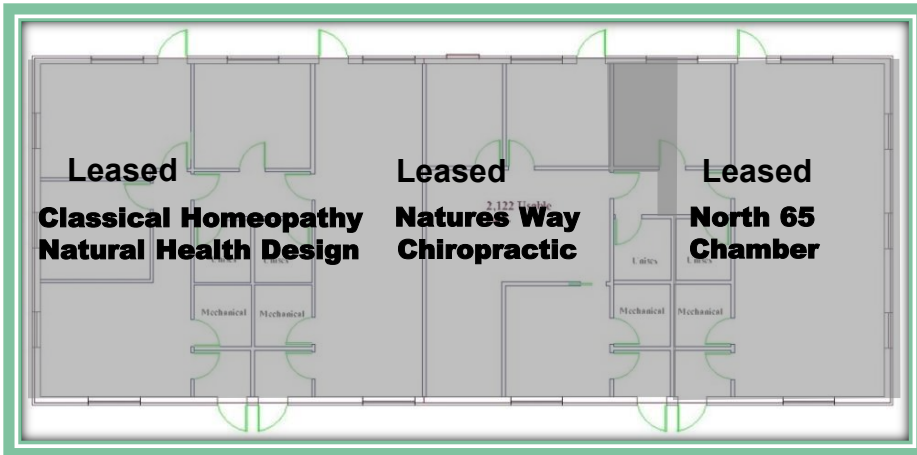
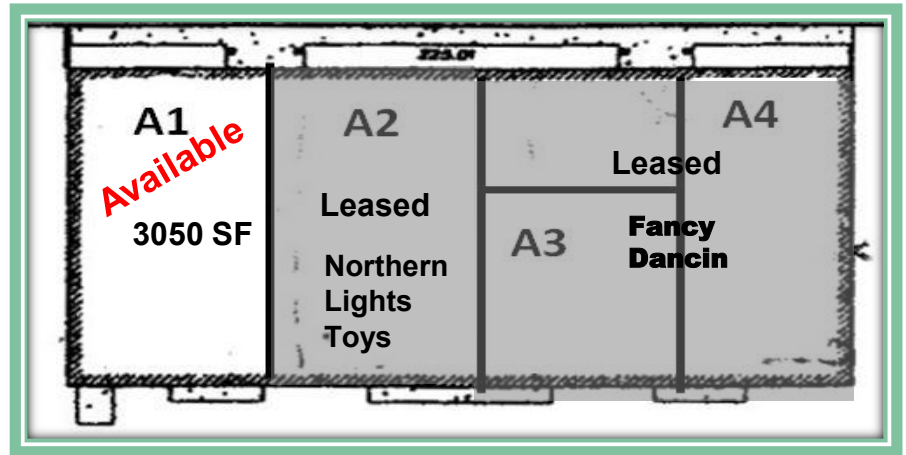
651.497.7222 direct 763.689.0349 office 763.552.5754 fax  
[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax  
[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

**Floor Plans**



Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax  
[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax  
[Matt@ricproperty.com](mailto:Matt@ricproperty.com)



**Interior  
Photos**



Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)



**DEMOGRAPHICS**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>POPULATION</b>	<b>9,006</b>	<b>17,866</b>	<b>50,201</b>
<b>MEDIAN HH INCOME</b>	<b>\$73,693</b>	<b>\$73,272</b>	<b>\$76,534</b>

**TRAFFIC COUNTS**

<b>HWY 65 AT COUNTY RD 5</b>	<b>18,900 CARS PER DAY</b>
<b>COUNTY RD 5 AT DUAL BLVD</b>	<b>1050-1550 CARS PER DAY</b>
<b>HWY 65 AT CAJIMA</b>	<b>18,900 CARS PER DAY</b>

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax  
[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax  
[Matt@ricproperty.com](mailto:Matt@ricproperty.com)