

Union Crossing
303 Credit Union Drive; Isanti, MN 55040



- 18,750 SF
- Built in 2003
- Zoned B2 Convenience/Strip Center/Retail
- Steel Frame/Masonry Façade
- 10" Clear Height
- 3 Phase power
- Suites available
 - Suite 4 (1250sf)
 - Suite 8 (1313sf)
 - Suite 9 & 10 (3532sf)
- 87 parking spaces
- 1-3 yr. terms (depending on Tenant Improvements)
- 2024 Taxes \$1.01
- 2024 CAM \$5.01
- \$8-\$11 psf NNN

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Local Retail



McDonalds
Coborn's
Wintergreen Golf & Grill
Subway
Allina Health Clinic
O'Reilly Auto Parts

Minnco Credit Union
Kwik Trip
Best Western Plus
Snap
Greater Midwest Realty
Compass Daycare

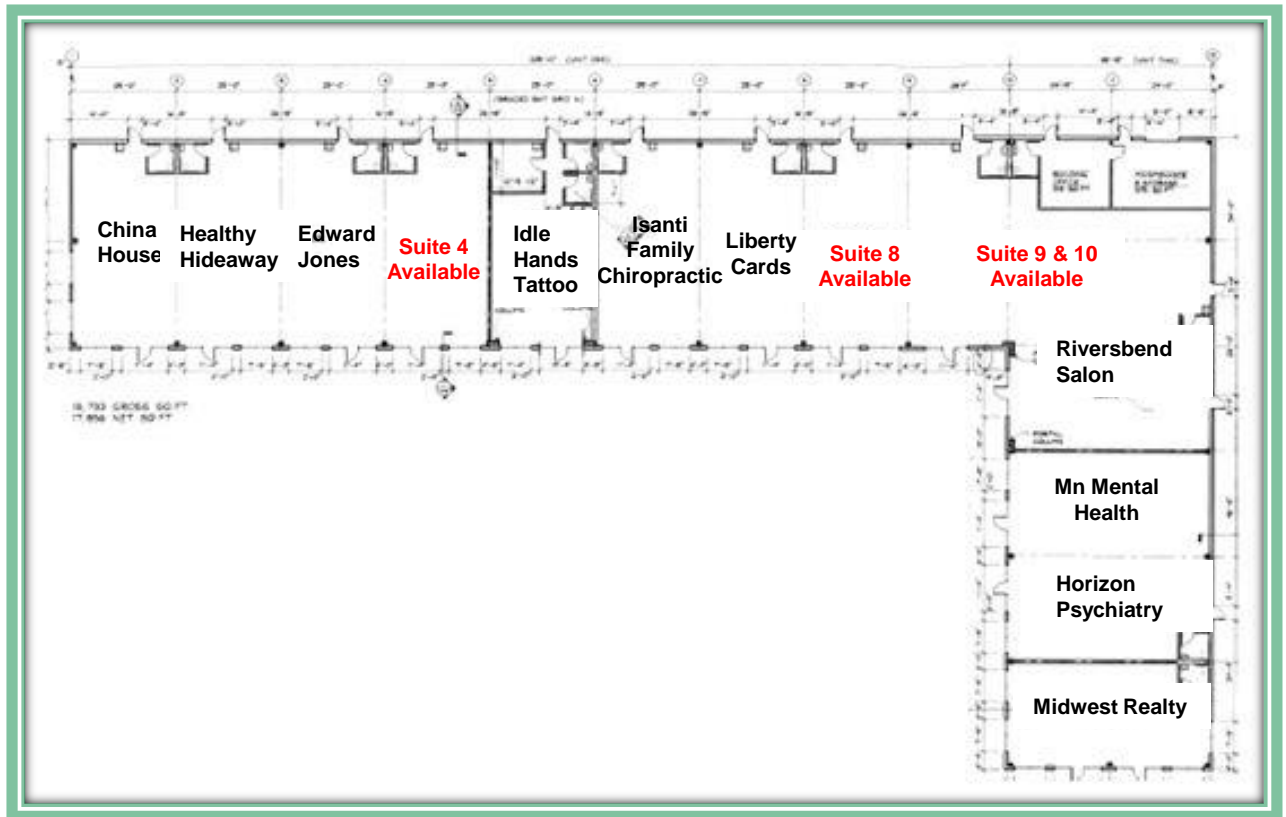
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Floor Plans



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DEMOGRAPHICS

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

TRAFFIC COUNTS

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

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