

**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 6 (1250sf)  
Suite 8 (1313sf)  
Suite 9 & 10 (3532sf)
- 87 parking spaces
- 1-3 yr. terms  
(depending on Tenant Improvements)
- 2025 Taxes \$1.16
- 2025 CAM \$3.71
- \$8-\$11 psf NNN

**Contact:**

**Nik Anderson**  
COMMERCIAL AGENT

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**Contact:**

**Matt Anderson**  
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## 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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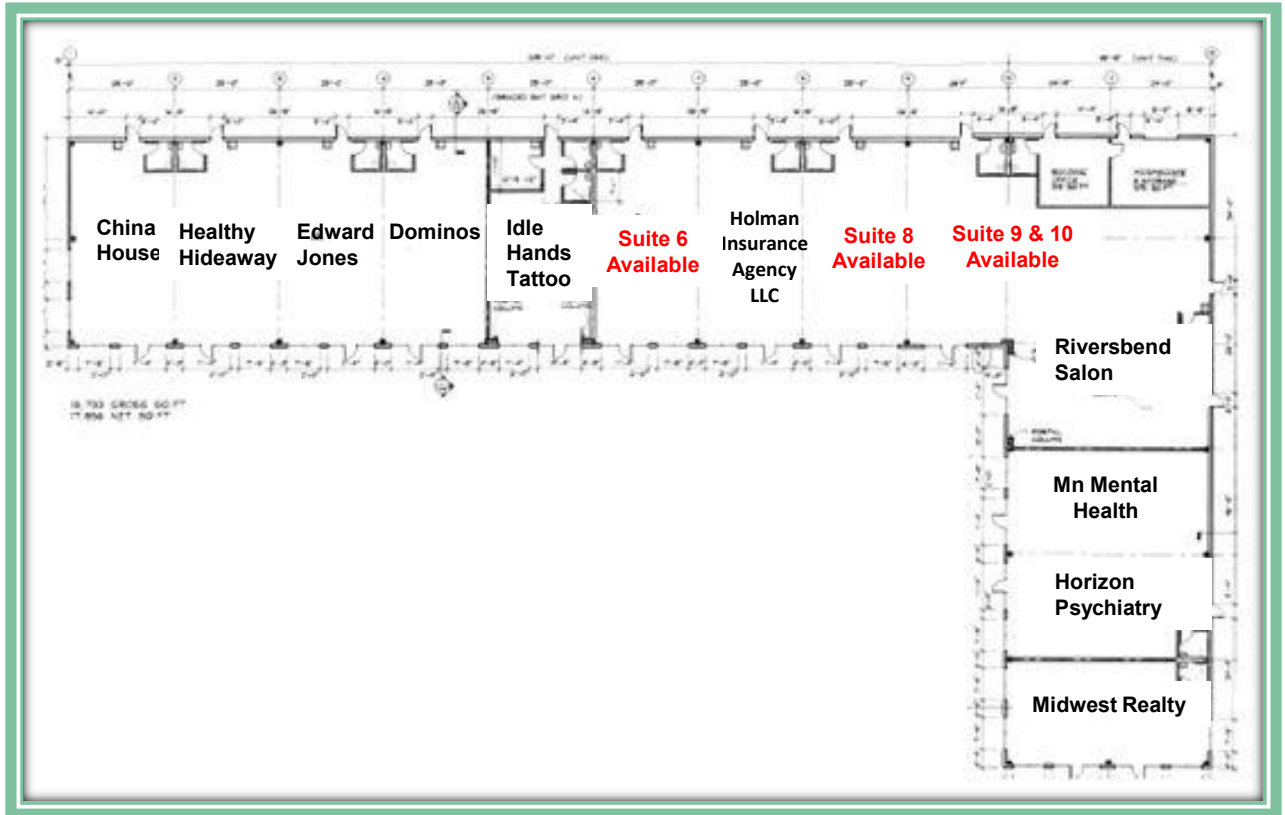
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## Floor Plans



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## Photos

**Suite 6  
1250 SF**



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## Photos

**Suite 8**  
**1313 SF**



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## Photos

### Suite 9&10 3532 SF



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**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>

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