

## 291 5<sup>th</sup> Ave NE, Isanti, MN



- 13,552sf Office - Retail Build for Sale
- In the heart of Isanti's growing retail development
- Currently demised as 5 suites has the potential to be 8
- End-cap suite with drive-thru
- Generous Parking
- Easy Access to Hwy 65

**Sale Price \$2,750,00**

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

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[Matt@ricproperty.com](mailto: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

Contact:

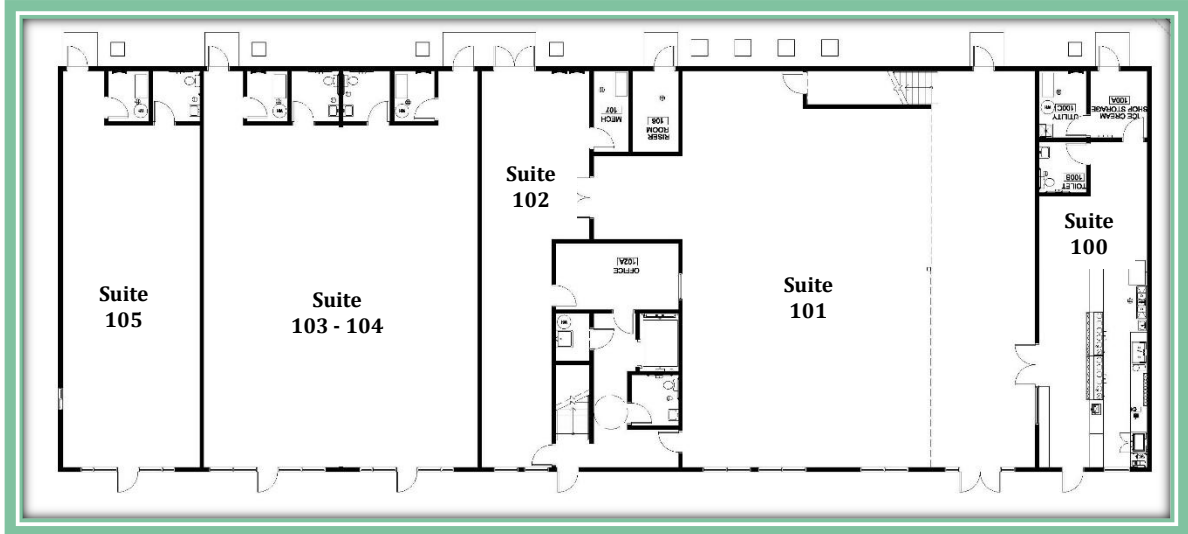
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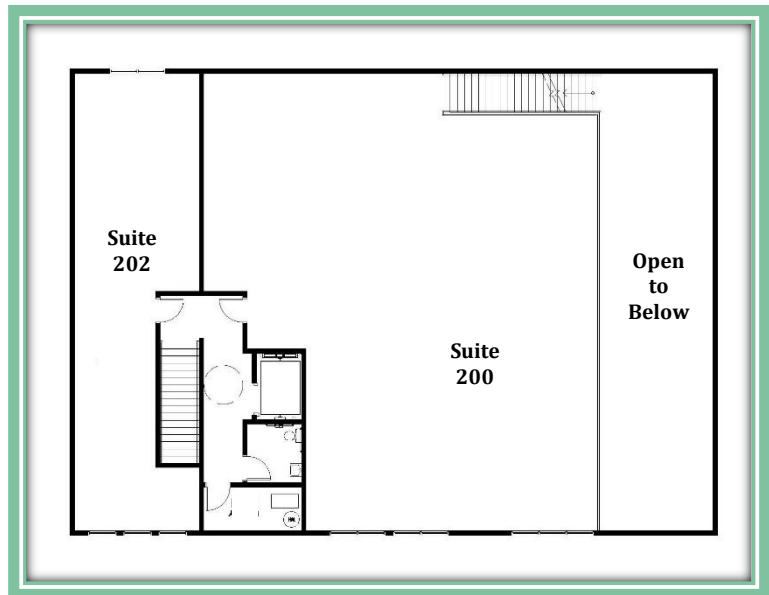
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## Floor Plans

### First Floor



### Second Floor



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## Interior Photos

### Suite 100



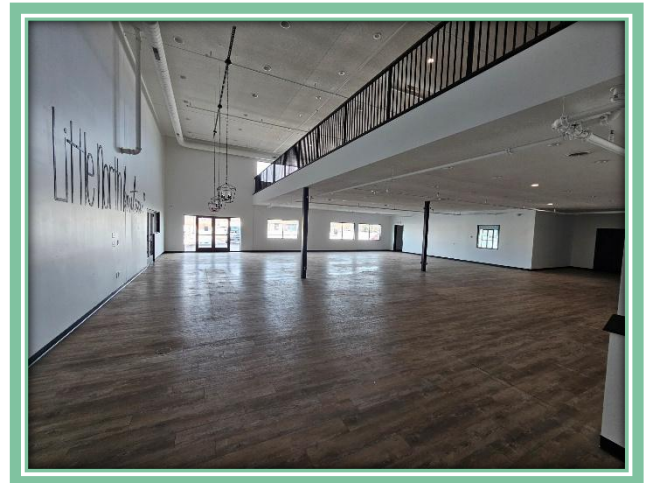
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## Interior Photos

### Suite 101-102



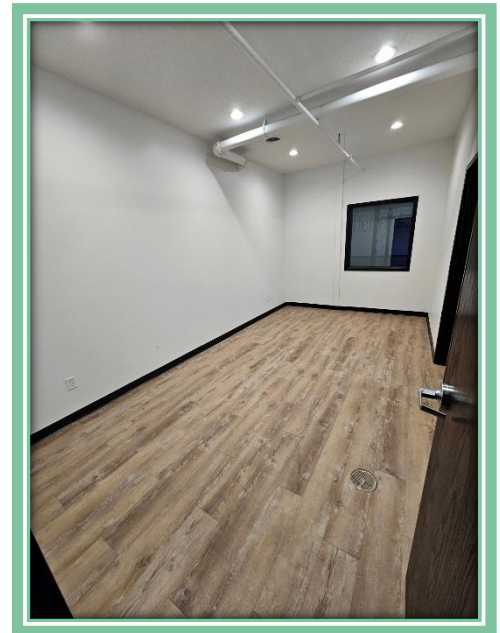
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## Interior Photos

### Suite 201



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## Interior Photos

### Suite 202



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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 MAIN ST</b>	<b>21,000 CARS PER DAY</b>
<b>COUNTY RD 5 AT DUAL BLVD</b>	<b>4084 CARS PER DAY</b>
<b>HWY 65 AT CAJIMA</b>	<b>18,900 CARS PER DAY</b>

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