



HILLSIDE

MALL



19232-19280 EVANS STREET NW, ELK RIVER, MN 55330

THE
HIGHLIGHTS



BUILDING & LOCATION FEATURES

- Located in the heart of Elk River - convenient access to Highway 169 with strong area traffic counts (39,000 vehicles per day on Highway 169)
- 25,000 SF regional shopping mall with rare inline retail space available
- Dedicated surface parking lot
- Tenant signage opportunities available for enhanced visibility
- Surrounded by a strong retail and service corridor featuring Cub Foods, Planet Fitness, Huntington Bank, Wells Fargo, Menards, and Coborn's
- Long-term retail co-tenants include: Sammy's Pizza, Dawn of Discovery Daycare, and Bela Salon
- High-visibility inline space in Elk River's busiest retail corridor, serving a rapidly growing community



PRIME LOCATION

VISIBLE FROM HWY 169



\$17-\$19

LEASE RATE (PSF NET)



\$6.61

TAX/OPS (PSF)



1,245 & 1,386 RSF

SUITE SIZES



PARKING

TENANT AND GUEST
PARKING AVAILABLE IN LOT

AVAILABLE SUITES



SUITE 19242 - 1,245 RSF



SUITE 19246 - 1,386 RSF



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