



ELK RIVER PLAZA

550-716 Freeport Street NW | Elk River, MN 55330

Retail Space For Lease In The Heart Of Elk River!

Elk River Plaza is a strip center conveniently located off of Highway 169 in the heart of Elk River. This flexible space plan has numerous possible uses.

Join co-tenants Elk River Theaters and Buffalo Wild Wings. Area tenants include Burger King, O'Reilly Auto Parts, McDonald's, Papa John's, Kentucky Fried Chicken, Guardian Angels Senior Services, Maytag, Nassau Pools & Spas, New Hong Kong Buffet, Elk River Tire & Auto, Barrington Oaks Veterinary Hospital.



Highlights & Features:

- 3 ADA bathrooms
- Hwy 169 frontage
- High traffic visibility

Demographics and Traffic Counts:

- 2016 Population: 1 mile - 9,699, 3 miles - 27,794 and 5 miles - 35,773
- 2016 Average Household Income: 1 mile - \$57,018, 3 miles - \$64,353 and 5 miles - \$65,638
- Traffic Counts: 4,900 vpd on Freeport Street, 42,500 vpd on Hwy 169, 9,500 vpd on School Street and 11,500 vpd on Main Street NW

Space Available:

- Suite 716: 7,000 sf (former dance studio)
- 2017 CAM: \$3.65 psf and Tax: \$1.87 psf
- Lease Rate: \$12.00 psf NNN



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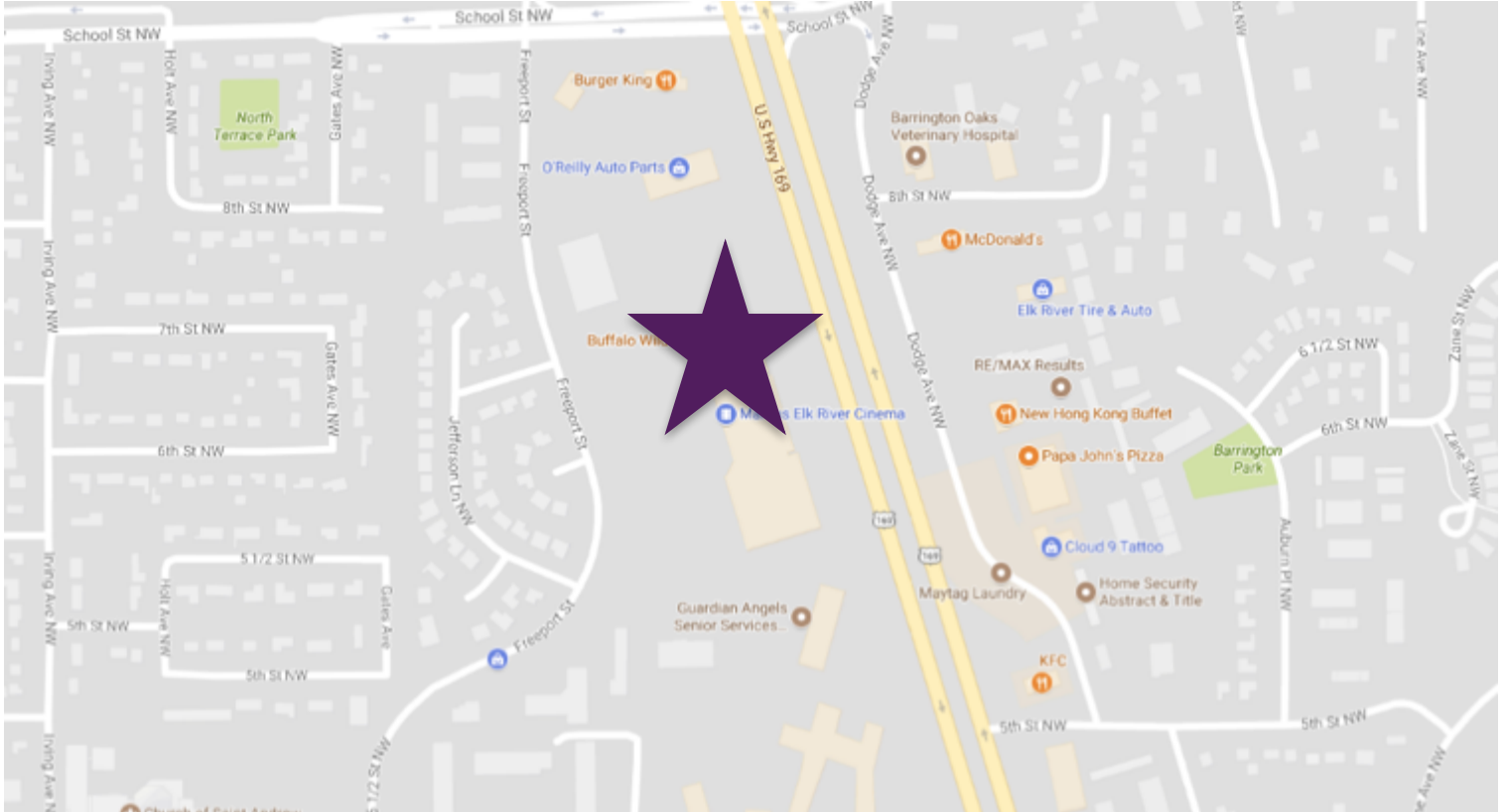
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Map



Aerial Map



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