



COMMERCIAL LAND **FOR SALE**

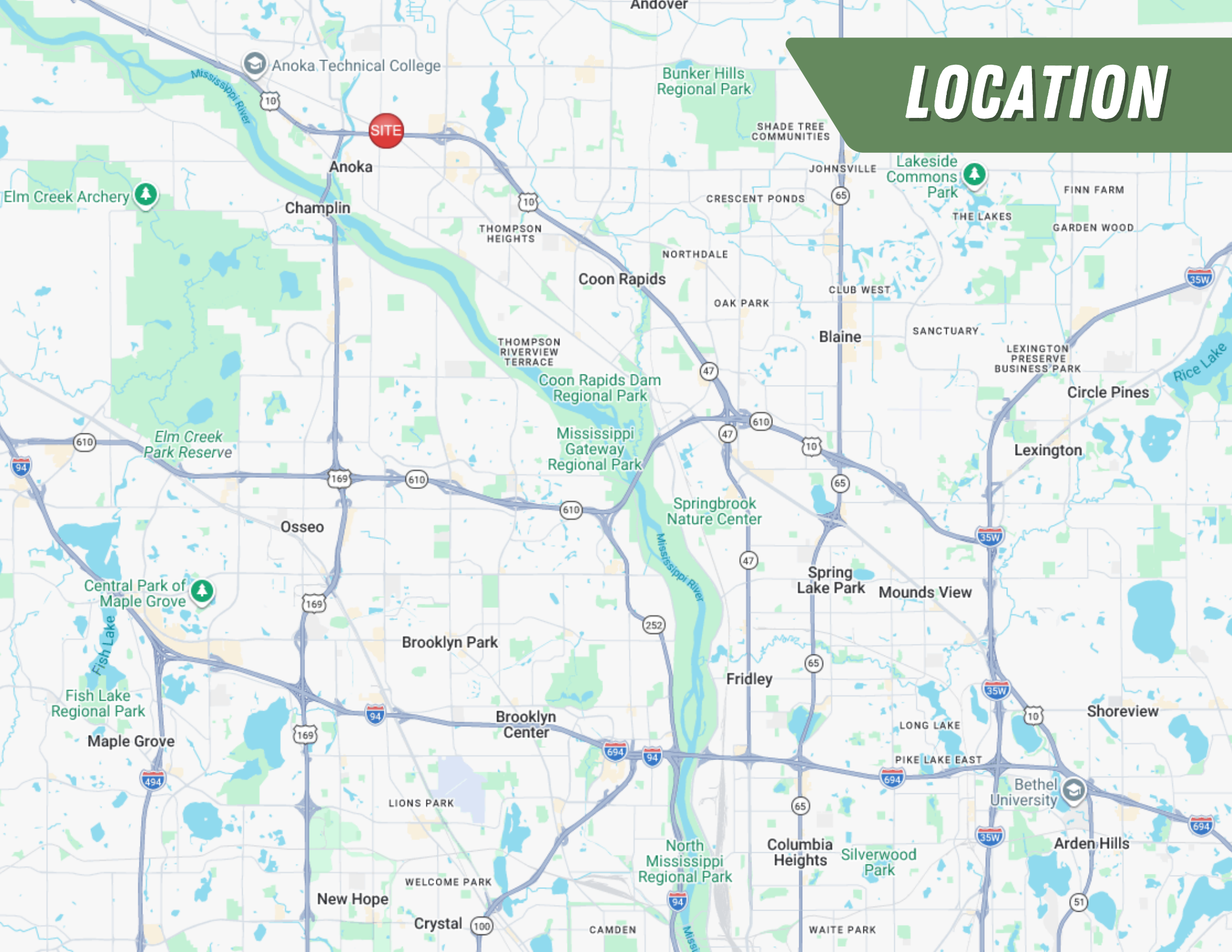
710 N ST, ANOKA, MN

AVAILABLE 0.76 AC

AVAILABLE 1.2 AC



LOCATION



SITE INFO

LOCATION

- US Hwy 10 & 7th Ave

SPACE AVAILABLE

- 2 sites available (*can be combined*)
 - 1.2 acres
 - 0.76 acres

PROPERTY USE

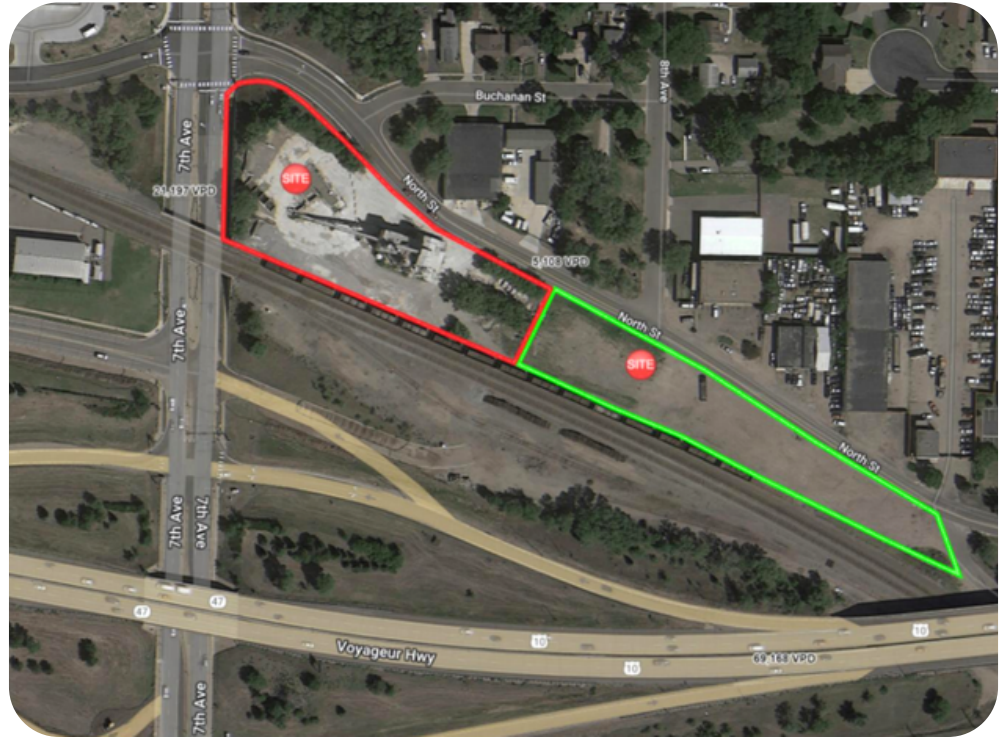
- Commercial

PRICE

- \$12.00 psf

ACCESS & VISIBILITY

- Excellent visibility from US Hwy 10
- Access via interchange with US Hwy 10



View from US Hwy 10

[illegible]

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	8,975	66,995	143,983
AVG INCOME	\$101,549	\$121,679	\$129,650
HOUSEHOLDS	3,846	26,702	54,955

MARKET AREA



Kwik Trip

COSTCO
WHOLESALE



KOHL'S **TARGET**

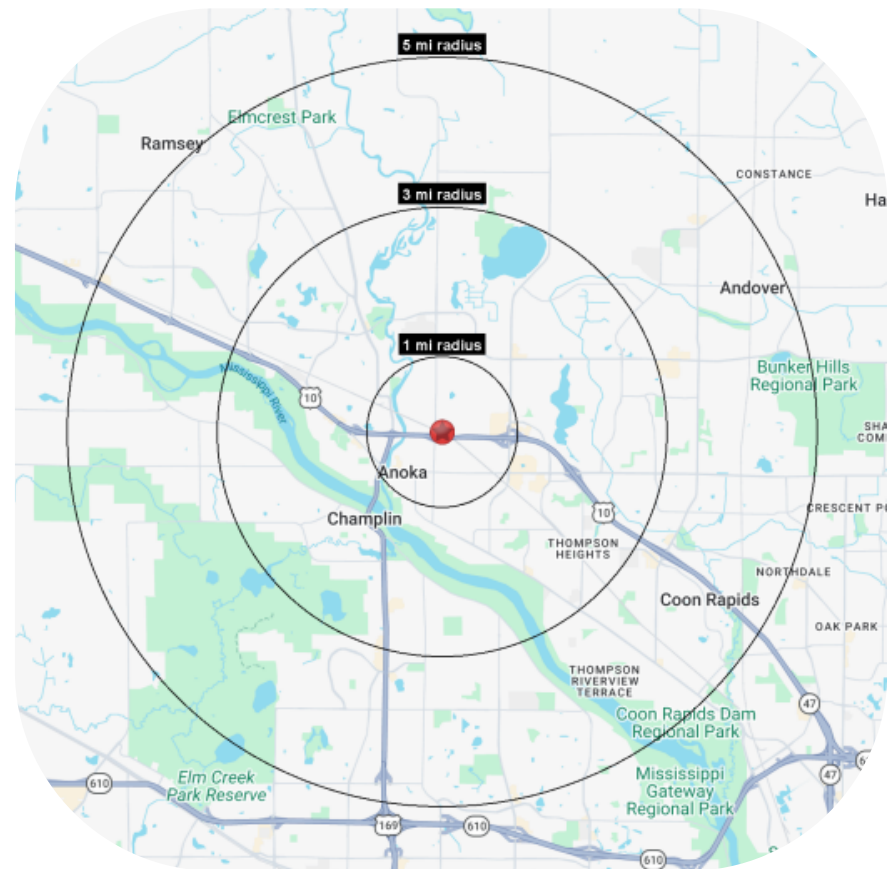


Cub
FOODS



DICK'S

HOBBY
LOBBY



TRAFFIC COUNTS

7th Ave: 17,156

US Hwy 10: 75,717

NORTH CENTRAL
COMMERCIAL REAL ESTATE, INC

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