



804 Freeport Avenue NW, Elk River, MN 55330

Office/Retail Space for Lease in the Heart of Elk River



Highlights and Features

- Conveniently located off Highway 169
- Ample parking
- Fast growing community
- Strong demographics
- Join co-tenants: O'Reilly Auto Parts, Power Within Chiropractic and Azitala Yoga
- Neighboring tenants include Buffalo Wild Wings, Azitala Yoga, Just For Kix, Burger King, North Memorial Health Clinic & Urgent Care, Flowers Plus of Elk River, Dolphin Car Wash, Sonic Drive-In, McDonald's, New Hong Kong Buffet, Perkins, Country Inn & Suites, Pizza Ranch, Starbucks, Cub Foods, and more

Demographics & Traffic Counts

- Average Population: 1 mile - 3,762, 3 miles - 15,871, and 5 miles - 28,938
- Average Household Income: 1 mile - \$66,070, 3 miles - \$80,383, and 5 miles - \$84,332
- Traffic Counts: Freeport Avenue NW - 4,000 vpd, Hwy 169 - 42,169 vpd, and School Street - 9,200 vpd

Space Available 4/1/25

Suite A: 1,473 sf
 2024 CAM/Tax: \$4.63 psf
 Lease Rate: Negotiable



Mary Lindell
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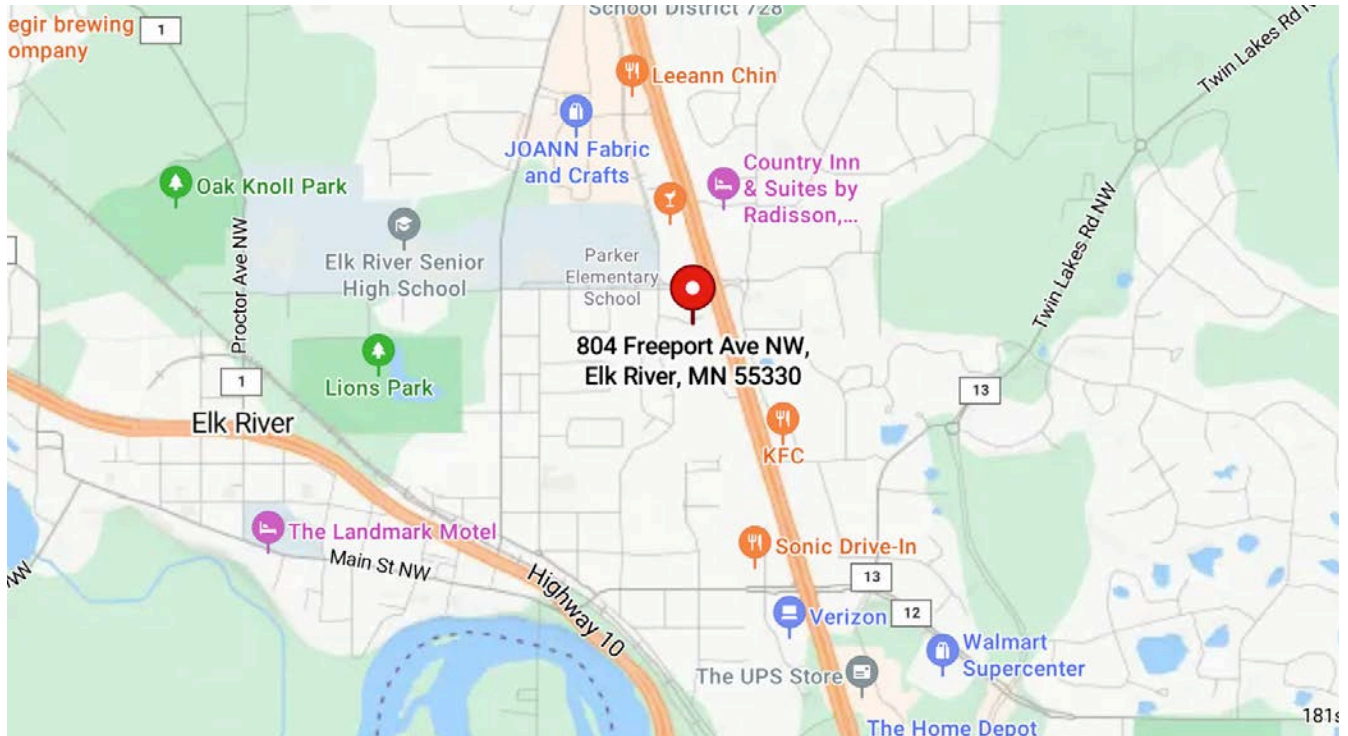
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Map



Aerial



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