



# 804 FREEPORT

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 retailers 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

**Suite A:** 1,585 SF, Available 7/1/26

**Lease Rate:** Negotiable

\$2.35/SF CAM, \$2.65 Taxes



**Mary Lindell**

**Senior Associate/Retail Specialist**

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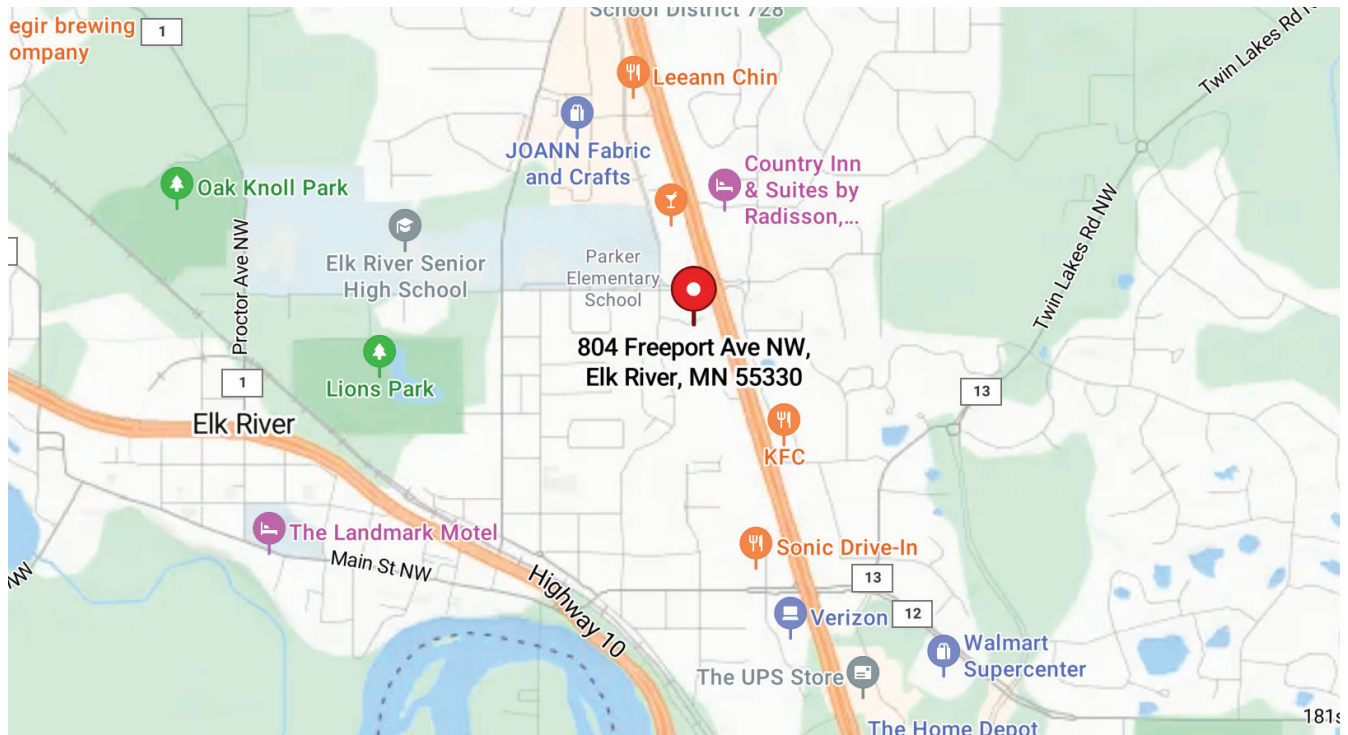
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