

Rock Solid

COMPANIES

Providing Exceptional Personal Service

WWW.ROCKSOLIDCOS.COM

FOR LEASE



**2850 CUTTERS GROVE AVE | OFFICE + BANK
ANOKA, MN | SUITES AVAILABLE**

RON TOUCHETTE BROKER

612.435.7777

RON@ROCKSOLIDCOS.COM

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7078 E. Fish Lake Rd.

Maple Grove, MN 55311

612.435.7770 | www.RockSolidCos.com

ZACH KEIFER CRU

612.435.7789

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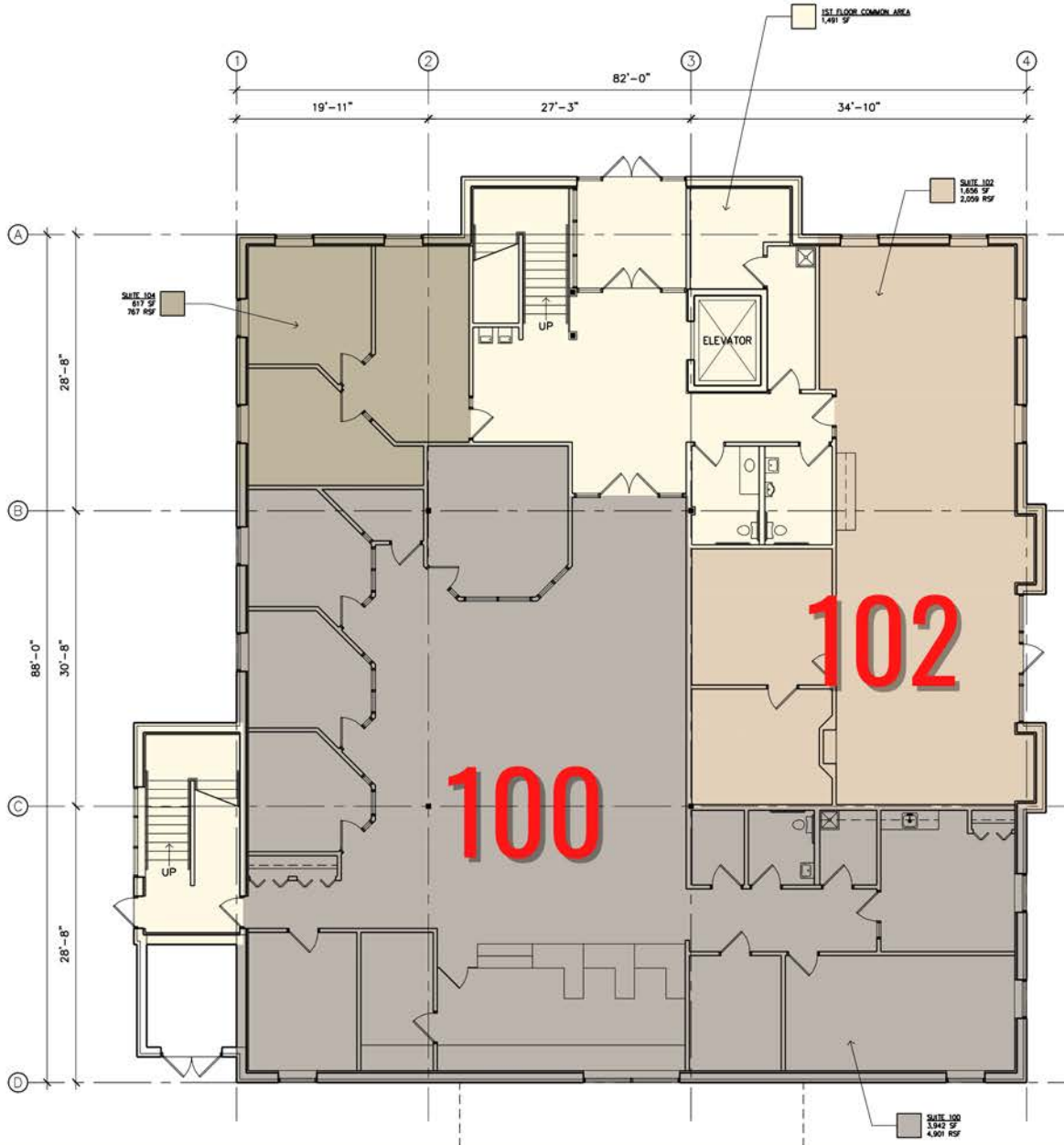
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FIRST FLOOR SUITES

Suite:	SF:	Availability:	Rate (NNN):	Est. CAM & TAX:
100	4,901 RSF	Available	\$13/SQFT/YR	\$10.26/SQFT/YR
102	2,059 RSF	Available	\$13/SQFT/YR	\$10.26/SQFT/YR
104	HearingLife	Leased	Leased	Leased



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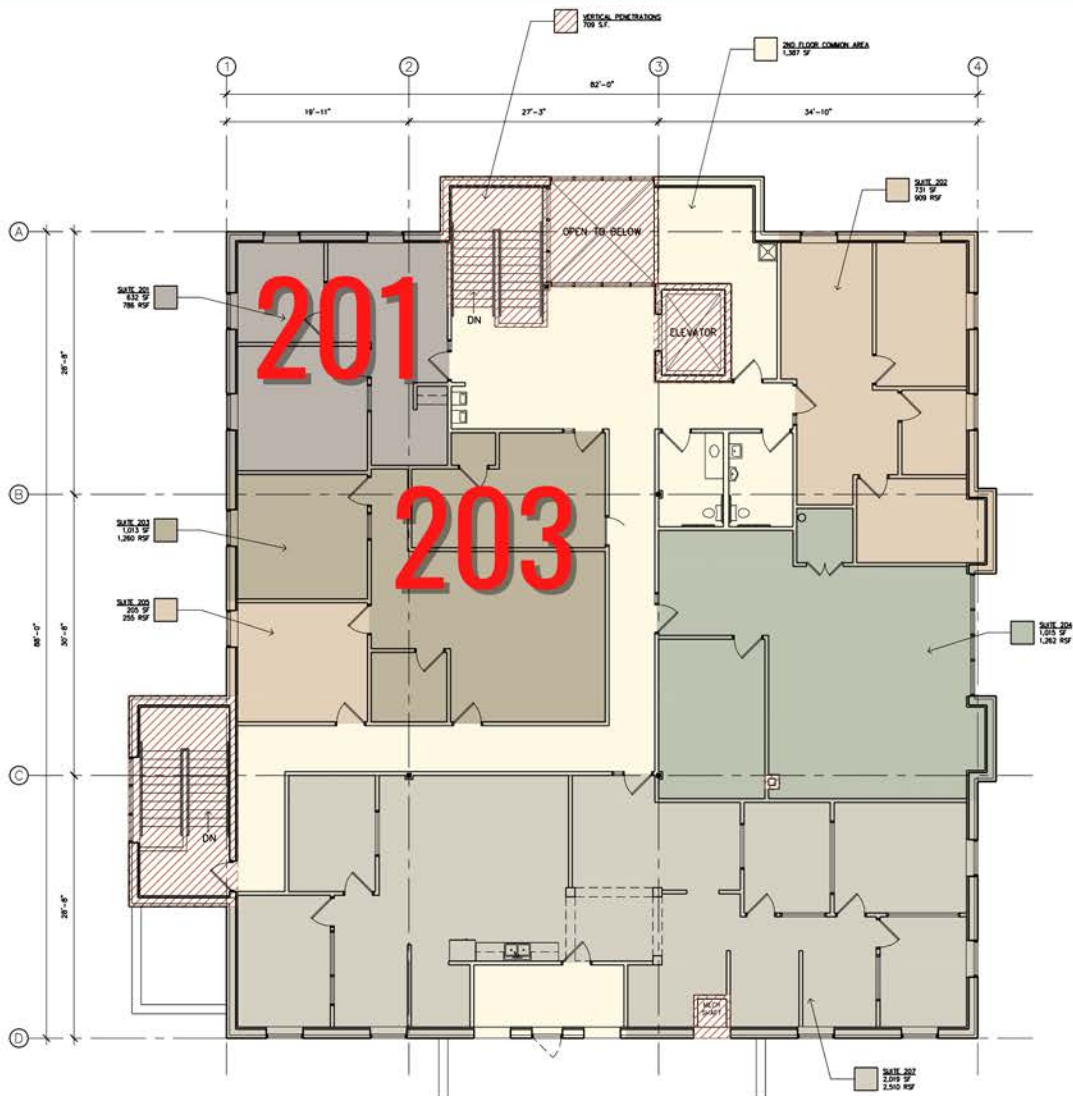
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SECOND FLOOR SUITES

Suite: SF:	Availability:	Rate (NNN):	Est. CAM & TAX:
201 786 RSF	Available	\$13/SQFT/YR	\$10.26/SQFT/YR
202 Edward Jones	Leased	Leased	Leased
203 1,260 RSF	Available	\$13/SQFT/YR	\$10.26/SQFT/YR
204 Green Amethyst	Leased	Leased	Leased
215 LGI Homes	Leased	Leased	Leased



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2850 CUTTERS GROVE AVE | ANOKA, MN

PRICE: STARTING AT \$13.00/SQFT/YR NNN

LOCATION: 2850 CUTTERS GROVE AVE ANOKA, MN

LEGAL DESCRIPTION: LOT 2 BLOCK 1 CUTTERS GROVE 2ND ADD EX THAT PRT LYG S OF N 220 FT THEREOF

PID NUMBER: 02-31-25-11-0037

NUMBER OF BUILDINGS: 1

NUMBER OF UNITS: 8

ACRES: 2.94

YEAR BUILT: 2005

OCCUPIED: YES

ZONING: BUSINESS/COMMERCIAL

UTILITIES: WATER & SEWER: ANOKA MUNICIPAL UTILITIES | FUEL: CENTERPOINT ENERGY | HEAT: FORCED AIR

NUMBER OF FLOORS: 2

TOTAL SF: 13,458 SF

BUILDING TYPE: STICK BUILT / STUCCO / BRICK EXTERIOR

PARKING: AMPLE ON SITE PARKING PLUS 200 SPACES OF OVERFLOW PARKING

NEIGHBORING BUSINESSES: ANOKA TECHNICAL COLLEGE, DMV LICENSE OFFICE, KWIK TRIP, CULVERS, MCDONALDS, EAGLE BROOK

CHURCH, RETINA EYE CENTER, AND CREATIVE KIDS ACADEMY, AND VISTA OUTDOORS JUST TO NAME A FEW.

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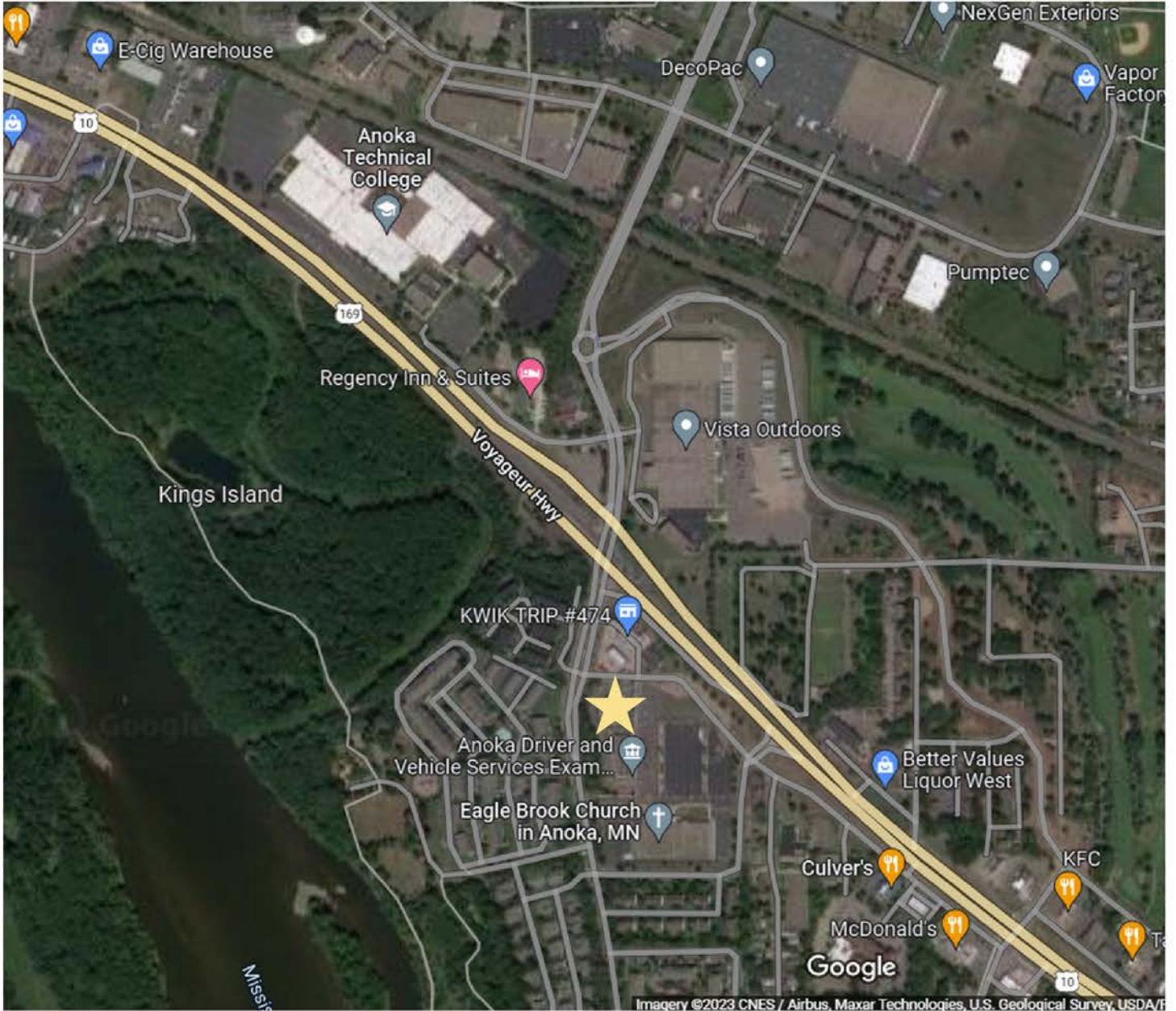
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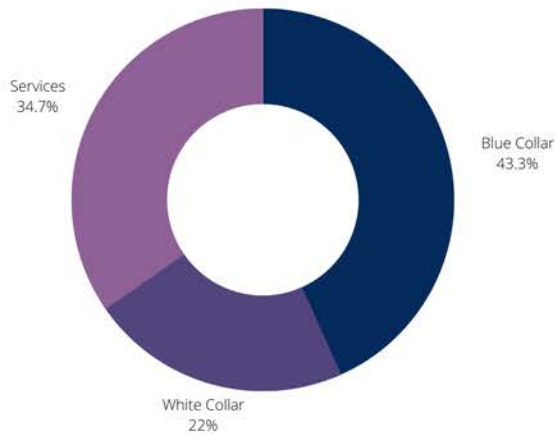
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FACTS & DEMOGRAPHICS

AVERAGE HH INCOME	MEDIAN HH INCOME
1-MILE \$72,057.86	1-MILE \$60,930.29
3-MILE \$70,674.28	3-MILE \$60,604.52
5-MILE \$78,374.96	5-MILE \$68,235.00

EMPLOYMENT

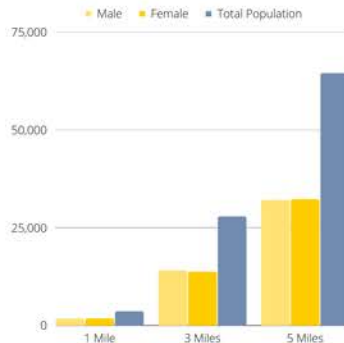


54.15% EMPLOYED
1.55% UNEMPLOYED

COMMUTE TIME
25.3 MINUTES



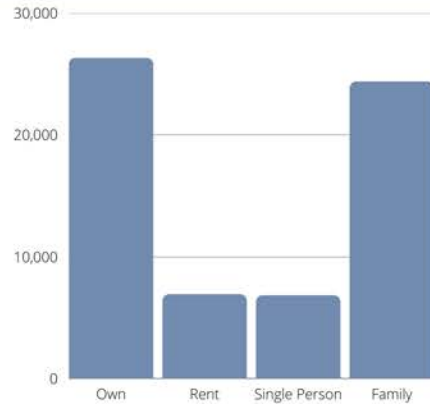
GENDER & AGE



CITY & STATE ANOKA, MN

POPULATION	AVG. HH SIZE
81,349	2.64

HOME OWNERSHIP



MEDIAN HOME VALUE
\$215,900

EDUCATION

HIGH SCHOOL GRAD: **29.29%**
SOME COLLEGE: **28.80%**
ASSOCIATES: **10.25%**
BACHELORS: **25.59%**

POPULATION > 25

1-MILE: 2,309
3-MILE: 18,199
5-MILE: 41,783

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