HIGHWAY 65 RETAIL & SERVICE SITE
NORTH METRO | ISANTI, MN
For Sale

UPLAND
REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

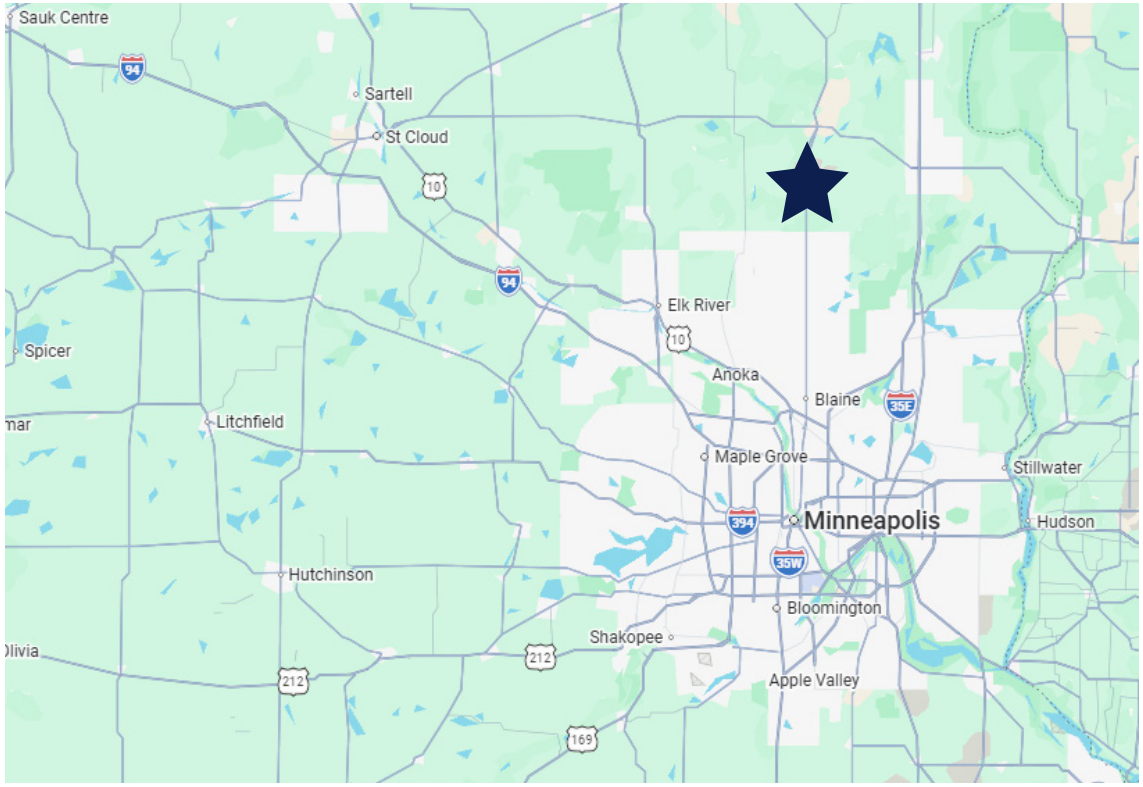
Look Upland. Where Properties & People Unite!

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

KEITH STURM, CCIM
612.376.4488
KEITH@UPLAND.COM

PROPERTY OVERVIEW

ADDRESS	412 Heritage Blvd NE
CITY, STATE	Isanti, MN 55040
SPACE AVAILABLE	6,000 SF
LOT SIZE	1.90 Acres
SALE PRICE	$1,200,000
TAX 2025	$26,491.76
YEAR BUILT	1989
COUNTY	Isanti
ZONING	B2 - General Business District
PARKING	73 Surface Stalls (Est.)

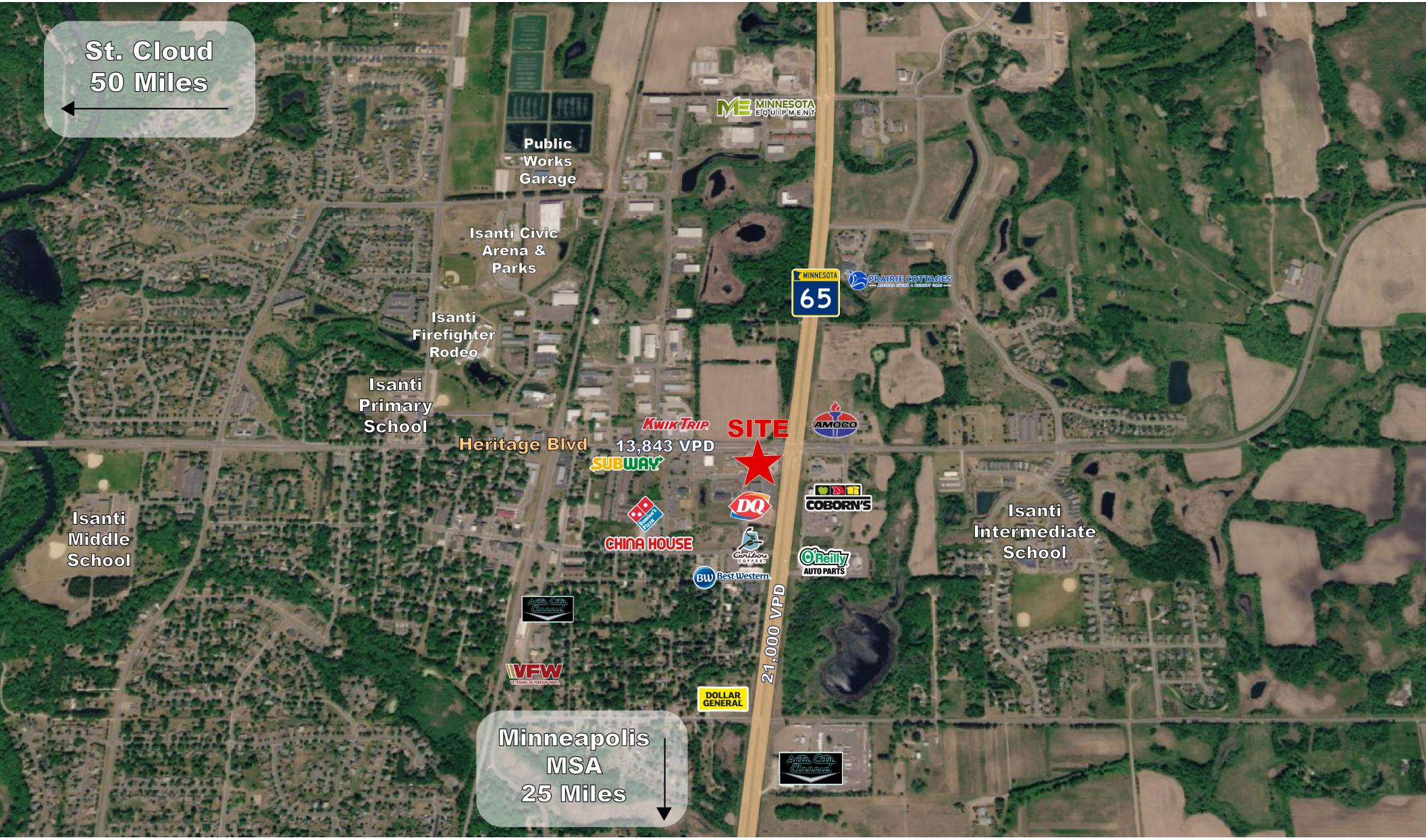


HIGHLIGHTS

- Located along Highway 65, a key commuter corridor connecting to the Twin Cities
- Situated in a rapidly growing submarket with strong population and housing expansion
- Dense retail node with national co-tenancy driving consistent daily traffic
- Young, family-oriented demographics supporting long-term retail demand
- Well-positioned for QSR, medical, daycare, or neighborhood service retail users

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	3,734	10,115	19,873
MEDIAN AGE	34.8	34.9	37.3
MEDIAN HH INCOME	$80,915	$83,610	$83,816
AVERAGE HH INCOME	$96,333	$100,748	$100,930

AERIAL


St. Cloud
50 Miles
Public
Works
Garage
MINNESOTA
EQUIPMENT
Isanti Civic
Arena &
Parks
MINNESOTA
65
PRAIRIE COTTAGES
Isanti
Firefighter
Rodeo
Isanti
Primary
School
Heritage Blvd
KWIK TRIP
13,843 VPD
SITE
AMOCO
SUBWAY
DQ
COBORN'S
CHINA HOUSE
Isanti
Middle
School
Isanti
Intermediate
School
Caribou
COFFEE
O'Reilly
AUTO PARTS
Best Western
21,000 VPD
VFW
DOLLAR
GENERAL
Minneapolis
MSA
25 Miles

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