



ELK RIVER, MN RETAIL

RETAIL SPACE FOR LEASE



19154 Freeport St,
Elk River, MN 55330



18,000 SF +/-



\$14.00 / SF NNN
Est NNN: \$3.00 / SF

LOCATION

Positioned just off HWY-169, this space sits along Freeport Street, one of Elk River's most active commercial corridors. The site benefits from strong daily traffic, with consistent flow from HWY-169 and HWY-10 drawing local residents, regional visitors, and daily commuters. Surrounded by a solid residential base and top-rated schools, the area experiences steady traffic throughout the week.

DESCRIPTION

- Large, open floor plan including restrooms and storage
- One at-grade loading dock
- Monument signage along HWY-169
- Contact Broker for availability
- Large parking lot with ample parking for customers and employees
- In-line co-tenants include Furniture Mart, Ashley Furniture, Sally Beauty, Great Clips, Famous Footwear, maurices, Hallmark, USPS, and more
- Within the Elk Park Center, an outdoor shopping center that attracts 2.7M visits annually, anchored by Cub Foods and Planet Fitness
- In an area with supportive demographics, with a daytime population of 9,946 and 2,902 housing units within a 1-mile radius
- Elk River's tourism attracted 66.5k overnight trips in 2024, with a strong draw from Duluth, Brainerd, Mankato, Fargo (ND), and Eau Claire (WI)

SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
18,000 SF	\$14.00/SF NNN	\$3.00/SF	\$17.00/SF	\$306,000.00	\$25,500.00

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.00*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.50*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$0.50*
Total	-	\$3.00
CAM includes general maintenance & snow removal		

UTILITY INFORMATION

Utility	Paid By	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	No	Yes
Electricity	Paid by LL, Reimbursed by Tenant	No	No
Water & Sewer	Paid by LL, Reimbursed by Tenant	No	Yes
Trash	Paid by LL, Reimbursed by Tenant	No	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	No	N/A

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FLOOR PLAN

Concept only; subject to change



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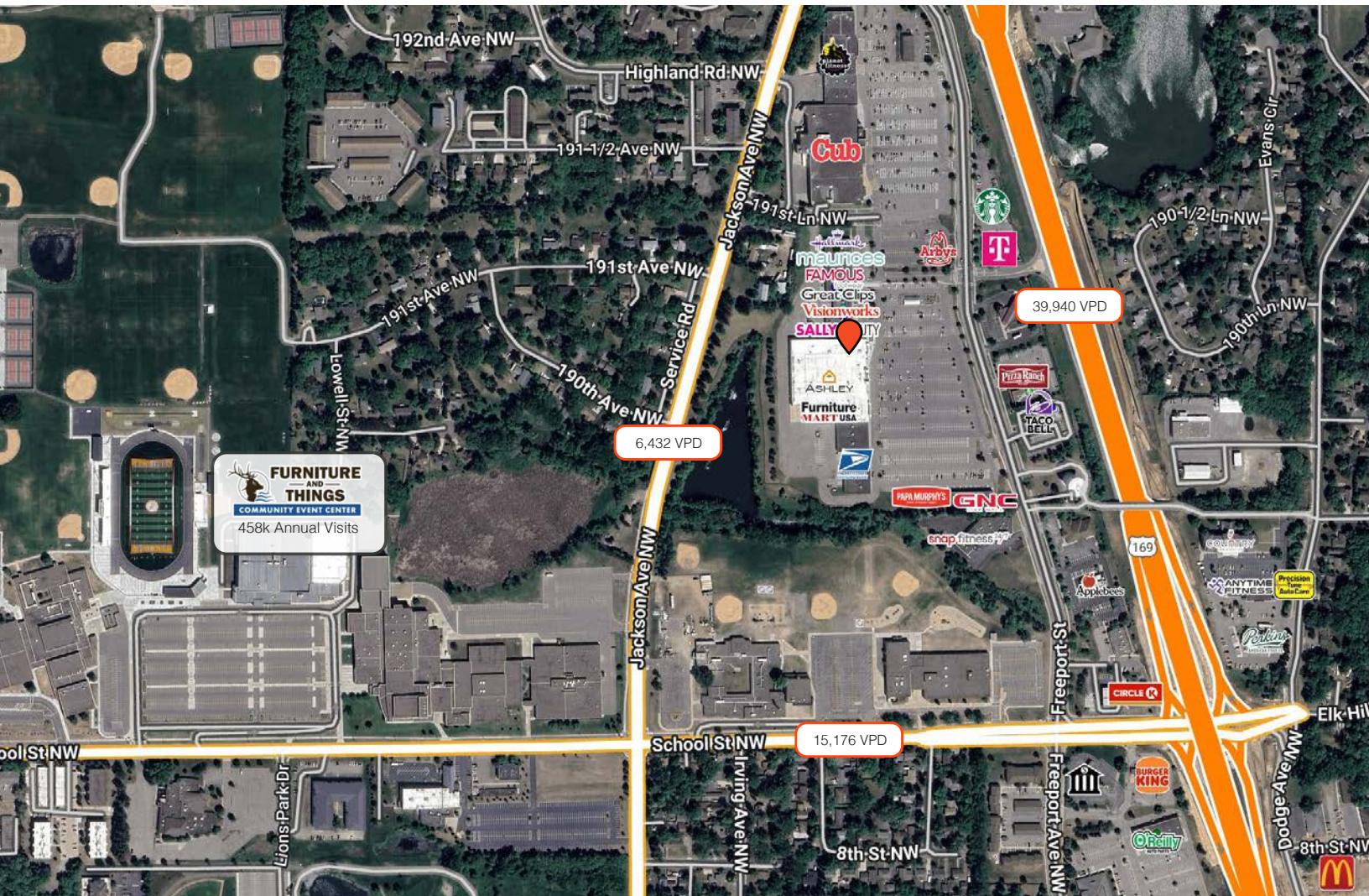
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SITE MAP



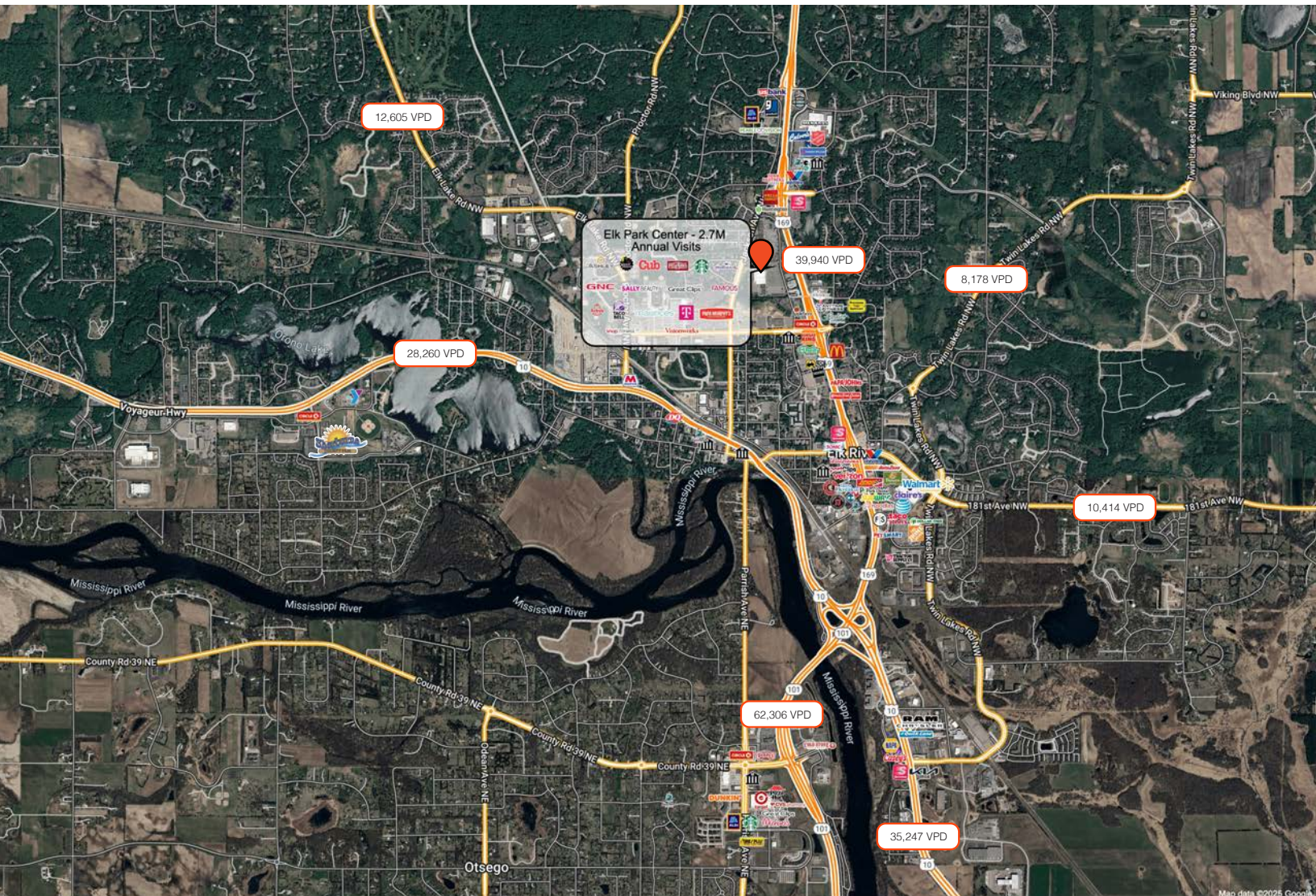
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AREA MAP



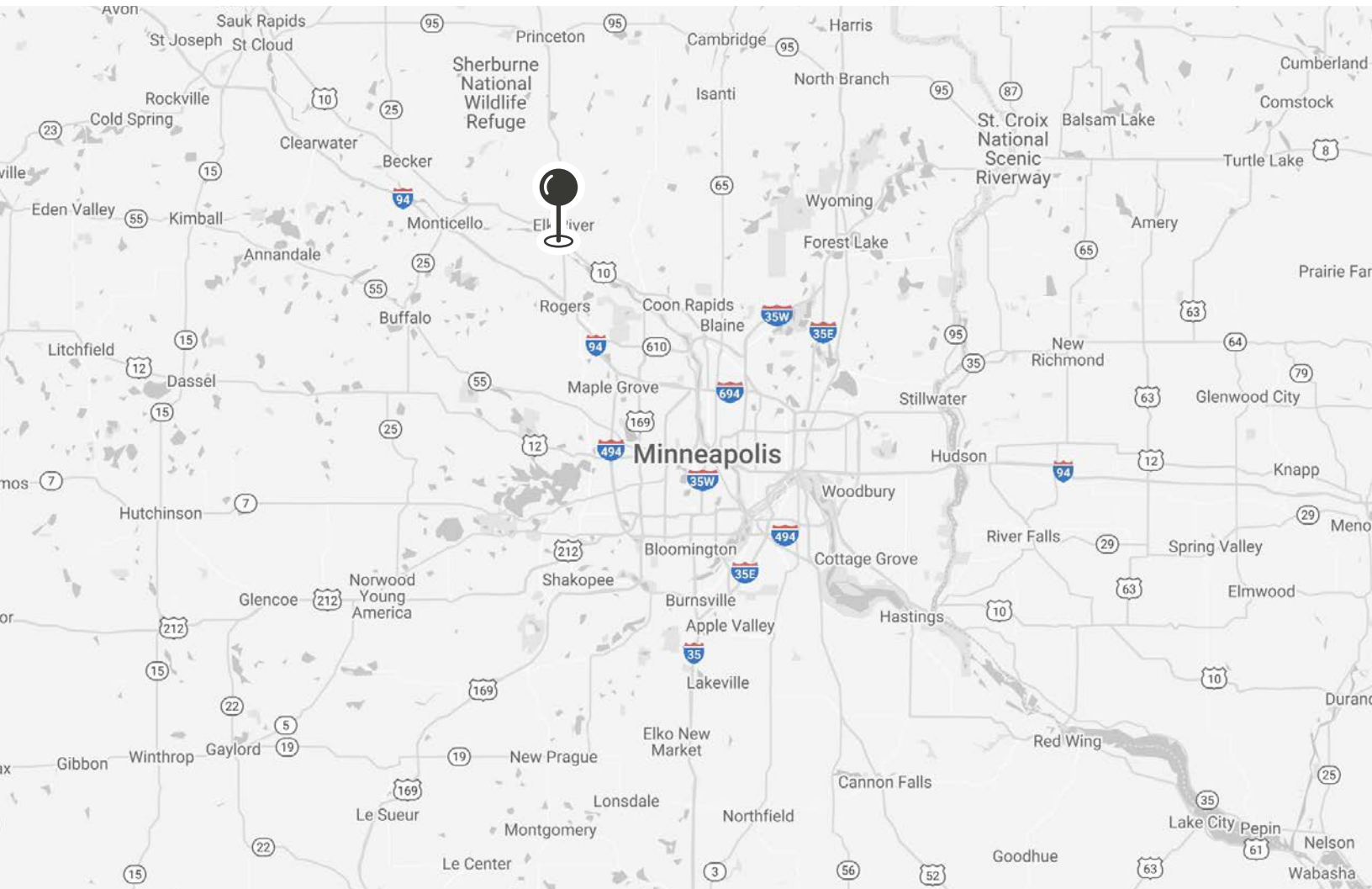
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MSA MAP



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DEMOGRAPHICS

Elk River, Minnesota is a community located at the intersection of Highways 10, 169, and 10, just 35 miles northwest of downtown Minneapolis. As part of the greater Twin Cities Metropolitan Area, Elk River blends small-town charm with big-city access, offering businesses the best of both worlds. The city welcomes over 250,000 annual visitors who come for its thriving downtown, recreational lakes and parks, the Sherburne County Fairgrounds, and year-round community events.

Elk River’s economy is anchored by industries that align with its strengths: advanced manufacturing, medical devices, energy, and data centers. As “The Light Industrial Hub of the Northwest Metro,” the city is home to more than 60 manufacturers and offers shovel-ready lots, workforce pipelines, and access to financial incentives. A designated “Energy City,” Elk River also supports energy-efficient and renewable technology projects, creating a unique platform for innovation. With two Fortune 50 companies already operating data centers here, Target and United Health Care, the city’s infrastructure and reliability continue to attract forward-thinking businesses.

Through its Economic Development Authority, Elk River offers hands-on support to help businesses expand, relocate, or start fresh. From streamlining approvals to connecting companies with funding programs, the city is invested in long-term business success.

	1-mile	3-mile	5-mile	Elk River	
Year	2024			2024	2029
Population	6,859	25,970	44,966	27,393	28,194
Daytime Population	9,946	26,064	38,264	27,095	-
Median Household Income	\$74,729	\$100,928	\$104,668	\$100,945	\$109,987

MAJOR EMPLOYERS



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SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,259	21,682	35,762
2020 Total Population	6,397	24,101	40,832
2020 Group Quarters	118	933	1,075
2024 Total Population	6,859	25,970	43,785
2024 Group Quarters	130	1,040	1,188
2029 Total Population	7,110	26,531	44,966
2023-2028 Annual Rate	0.72%	0.43%	0.53%
2024 Total Daytime Population	9,946	26,064	38,264
Workers	6,516	14,012	17,799
Residents	3,430	12,052	20,465
Household Summary			
2010 Households	2,491	7,527	12,533
2010 Average Household Size	2.46	2.80	2.80
2020 Total Households	2,628	8,418	14,475
2020 Average Household Size	2.39	2.75	2.75
2024 Households	2,783	9,107	15,643
2024 Average Household Size	2.42	2.74	2.72
2029 Households	2,937	9,490	16,353
2029 Average Household Size	2.38	2.69	2.68
2023-2028 Annual Rate	1.08%	0.83%	0.89%
2010 Families	1,623	5,617	9,497
2010 Average Family Size	3.02	3.23	3.21
2024 Families	1,707	6,516	11,417
2024 Average Family Size	3.00	3.17	3.14
2029 Families	1,796	6,765	11,888
2029 Average Family Size	2.94	3.11	3.09
2023-2028 Annual Rate	1.02%	0.75%	0.81%
2024 Housing Units	2,902	9,521	16,323
Owner Occupied Housing Units	56.1%	75.5%	79.7%
Renter Occupied Housing Units	39.8%	20.2%	16.1%
Vacant Housing Units	4.1%	4.3%	4.2%
2024 Population 25+ by Educational Attainment			
Total	4,717	17,423	29,181
Less than 9th Grade	1.2%	1.6%	1.3%
9th - 12th Grade, No Diploma	4.6%	3.8%	3.4%
High School Graduate	28.2%	24.4%	23.6%
GED/Alternative Credential	3.1%	4.2%	3.3%
Some College, No Degree	21.3%	20.3%	20.1%
Associate Degree	18.0%	16.1%	16.5%
Bachelor's Degree	17.1%	21.0%	22.9%
Graduate/Professional Degree	6.4%	8.6%	9.1%
Median Household Income			
2024	\$74,729	\$100,928	\$104,688
2029	\$85,413	\$110,139	\$114,446
Median Age			
2010	36.3	35.2	35.2
2020	38.1	38.0	37.9
2024	38.7	38.4	38.4
2029	40.0	38.9	39.0
2024 Population by Sex			
Males	3,385	13,443	22,605
Females	3,474	12,527	21,180
2029 Population by Sex			
Males	3,476	13,624	22,997
Females	3,635	12,907	21,969
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	466	957	1,296
Total Employees:	5,693	12,362	15,726

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