

OFFICE SPACE FOR LEASE- 981-3,693 SF

GAUGHAN

PARENT PROFESSIONAL PROPERTY IV

3738 COON RAPIDS BLVD, COON RAPIDS, MN 55433



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EXECUTIVE SUMMARY

3738 COON RAPIDS BLVD, COON RAPIDS, MN 55433



OFFERING SUMMARY

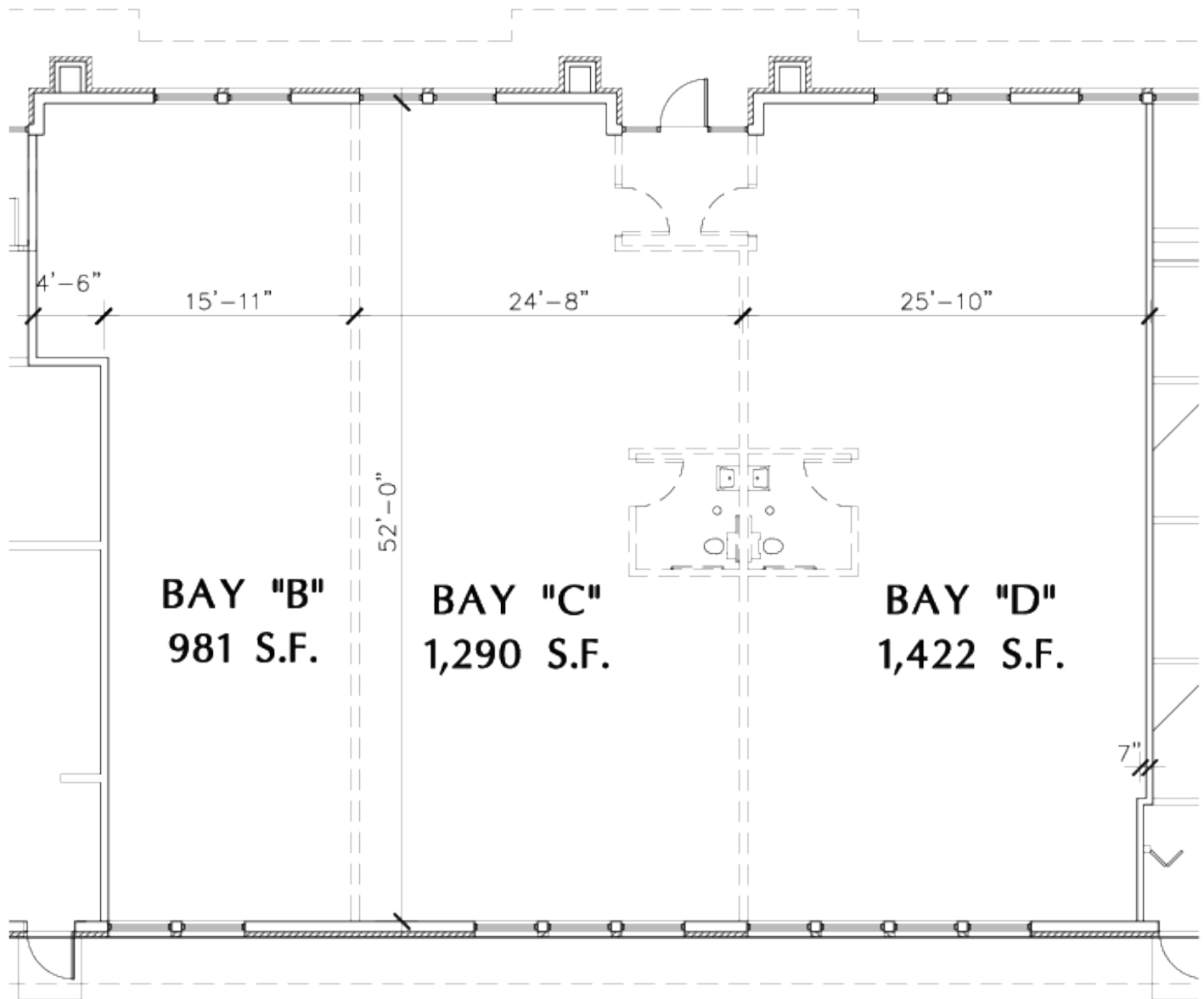
Available SF:	981 - 3,693 SF
Lease Rate:	Negotiable
2019 CAM & Taxes:	\$8.58
Year Built:	2003
Building Size:	14,230 SF

PROPERTY HIGHLIGHTS

- Adjacent to Mercy Hospital
- Building Signage Available (Visibility From Coon Rapids Blvd)
- Fully Built-out, Turn-key Suites Available
- Traffic Counts: 13,300 VPD on Coon Rapids Blvd
- 11,100 VPD on Round Lake Blvd
- Other Tenants Include: Perinatal, & Behavioral Health.

FLOOR PLANS

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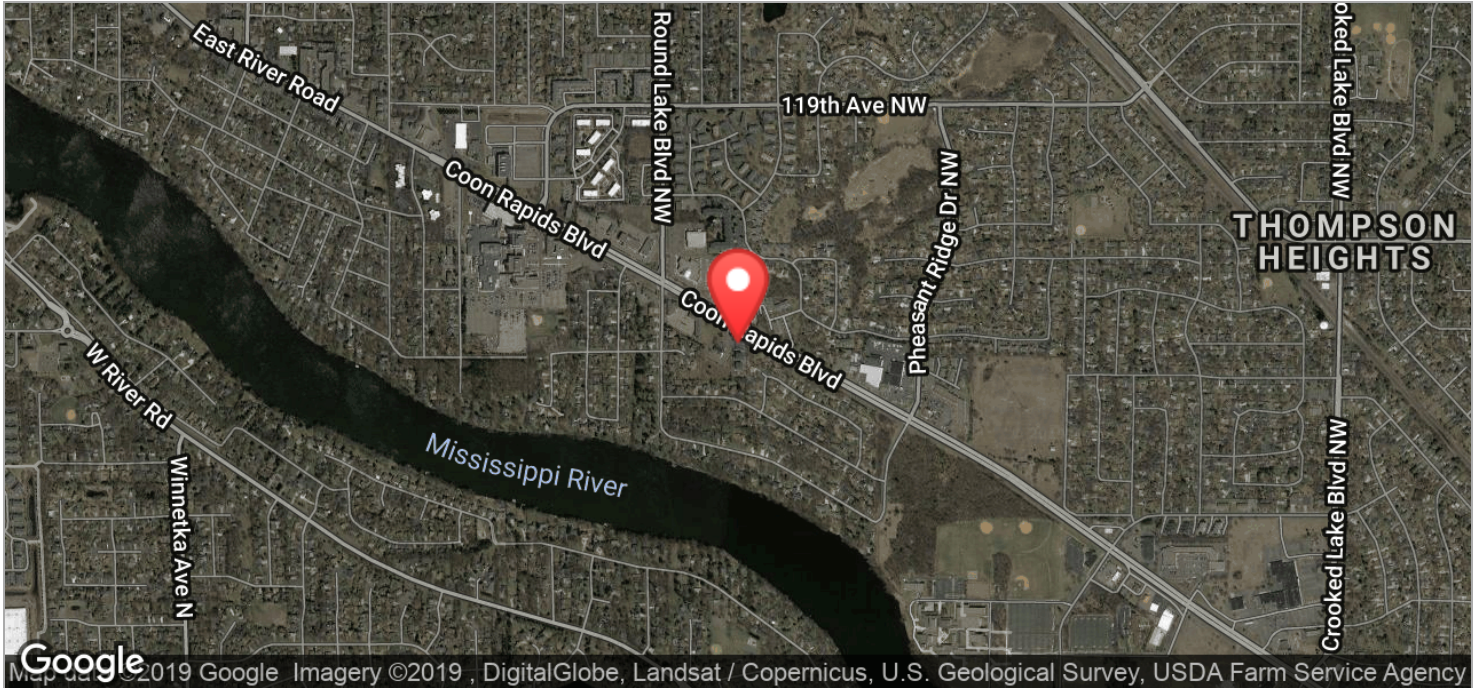
RETAILER MAP

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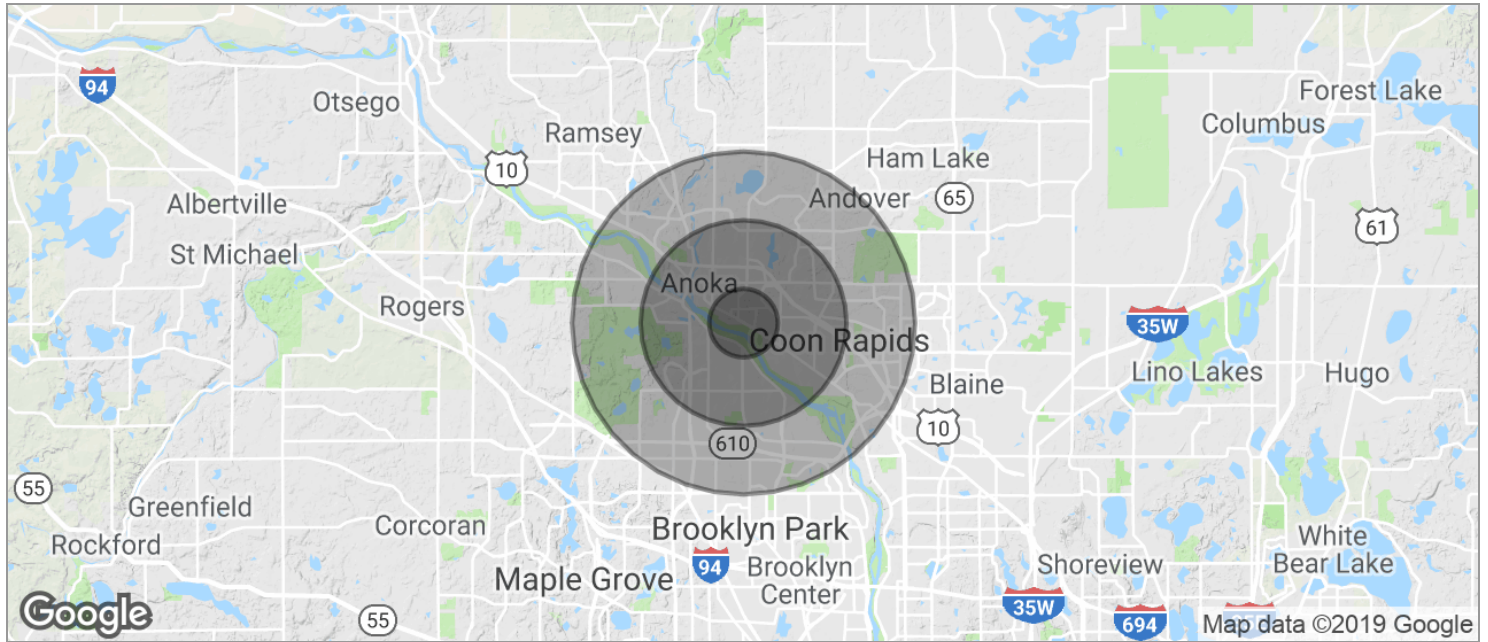
LOCATION MAPS

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DEMOGRAPHICS MAP

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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	10,950	74,171	169,597
MEDIAN AGE	34.2	36.1	36.3
MEDIAN AGE (MALE)	33.6	34.9	35.2
MEDIAN AGE (FEMALE)	35.0	37.8	37.6
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,081	27,590	61,968
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$76,079	\$75,025	\$80,205
AVERAGE HOUSE VALUE	\$233,270	\$239,026	\$245,711
RACE			
% WHITE	88.1%	87.2%	85.1%
% BLACK	2.5%	4.9%	5.4%
% ASIAN	5.3%	4.3%	5.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	1.6%	0.8%	0.7%
ETHNICITY			
% HISPANIC	3.2%	3.0%	2.5%

* Demographic data derived from 2010 US Census