

RETAIL SPACE AVAILABLE GAUGHAN

989 - 3,969 SF

3397 COON RAPIDS BLVD
MINNEAPOLIS, MN 55433



DAN HEBERT

Senior VP of Commercial Accounts
651.255.5558
DanHebert@GaughanCompanies.com

EXECUTIVE SUMMARY

COON RAPIDS, MN 55433



OFFERING SUMMARY

Available SF:	989 - 3,969 SF
2019 CAM/Taxes:	\$7.31
Lease Rate:	Negotiable
Building Size:	42,088 SF

PROPERTY HIGHLIGHTS

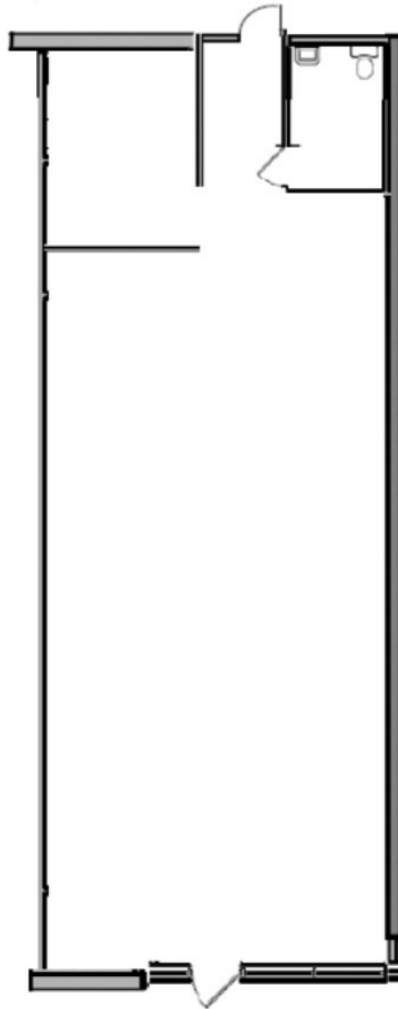
- Neighborhood Retail Center Located on the Corner of Coon Rapids Blvd and Pheasant Ridge Dr
- Existing Tenants: State Farm, ABC Dental, Boulevard Grill, Opportunity Partners, Premier Disability, and Harvest Market
- Abundant Parking in Surrounding Lot
- Center offers neighboring amenities including proximity to restaurant, hospitals, hotels and regional retail
- Property adjacent to controlled intersection
- 17,000 VPD on Coon Rapids Blvd

FLOOR PLANS - 3359

3397 COON RAPIDS BLVD., MINNEAPOLIS, MN 55433

Round Lake Shoppes

Suite 3359 - 989 SF

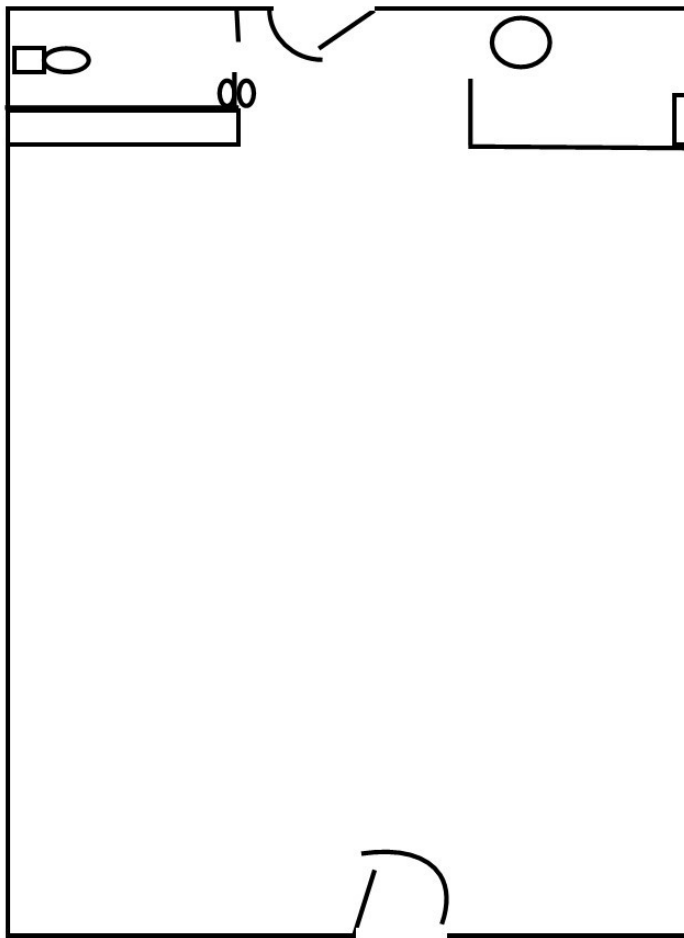


FLOOR PLANS - 3361

3397 COON RAPIDS BLVD., MINNEAPOLIS, MN 55433

Round Lake Shoppes

Suite 3361 - 1,414 SF



RETAILER MAP

3397 COON RAPIDS BLVD., MINNEAPOLIS, MN 55433



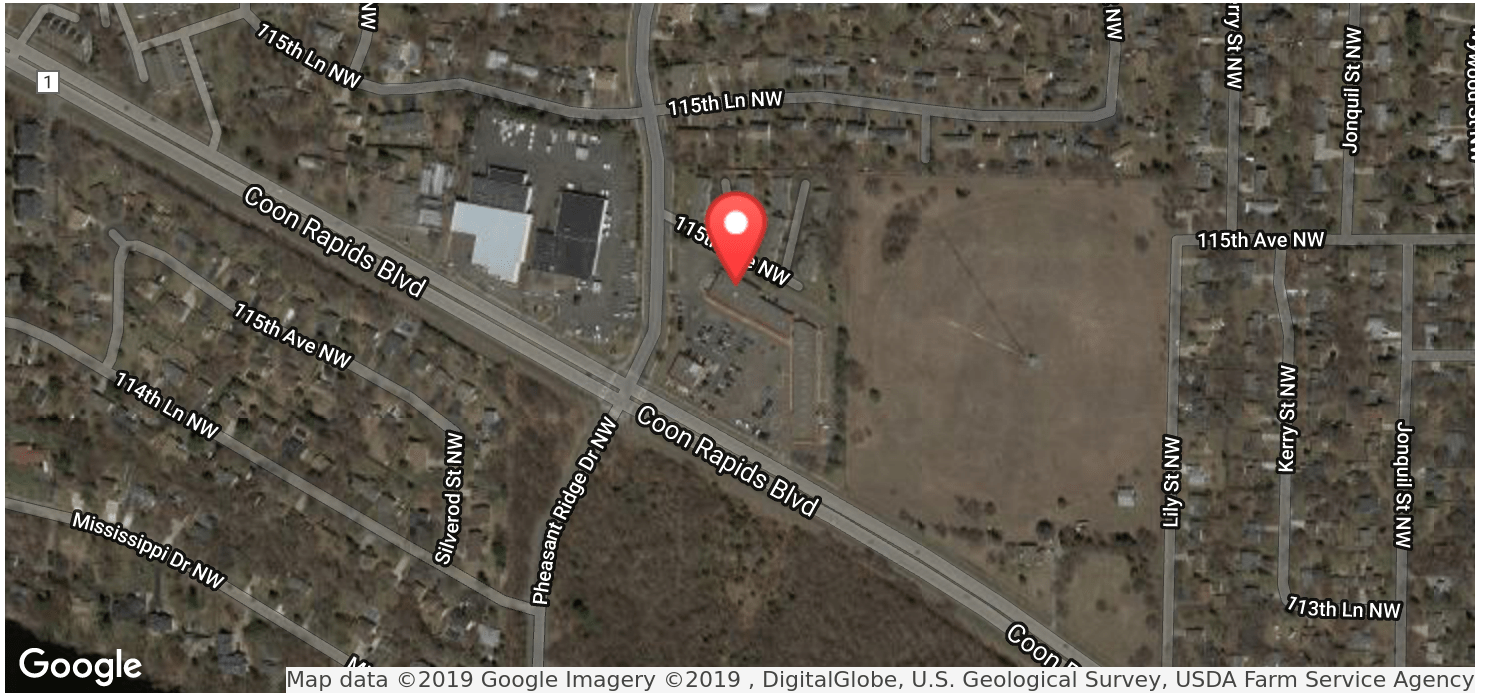
RETAILER MAP

3397 COON RAPIDS BLVD., MINNEAPOLIS, MN 55433



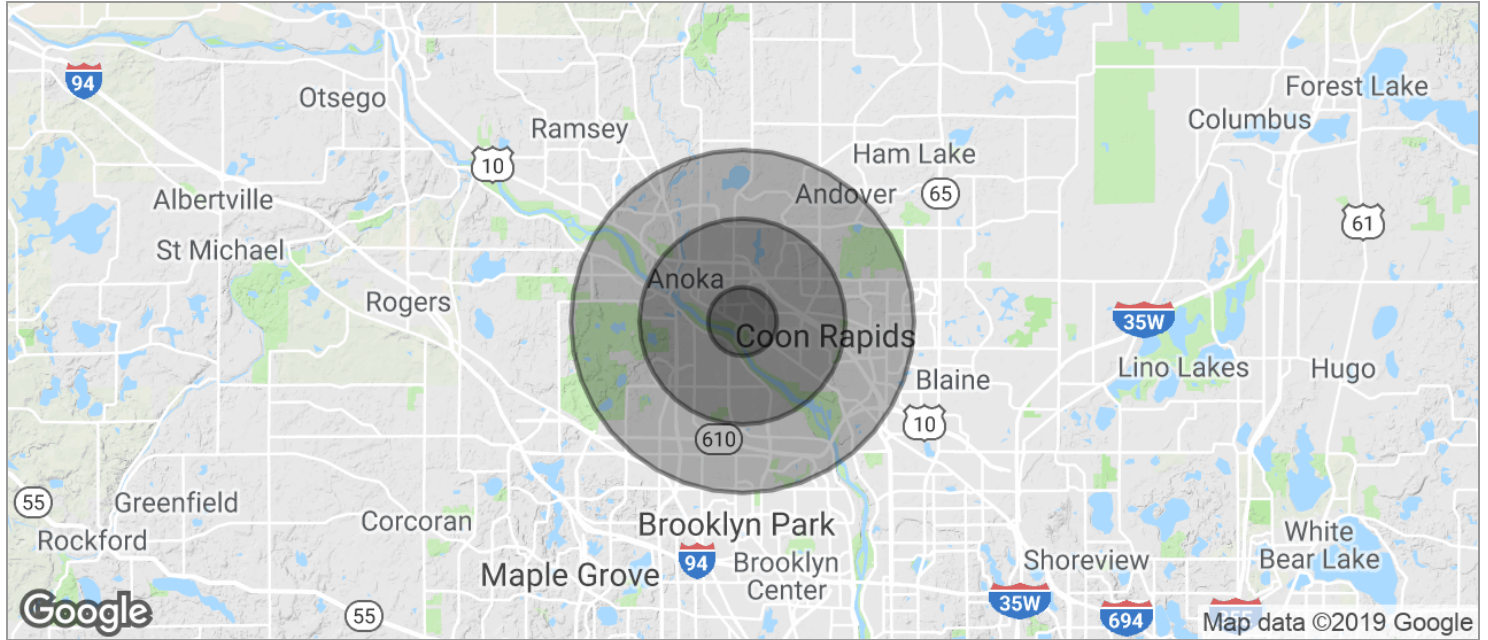
LOCATION MAPS

COON RAPIDS, MN 55433



DEMOGRAPHICS MAP

COON RAPIDS, MN 55433



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,737	76,341	175,758
MEDIAN AGE	34.2	36.1	36.2
MEDIAN AGE (MALE)	33.6	34.7	35.3
MEDIAN AGE (FEMALE)	34.9	37.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,000	28,381	64,164
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$76,359	\$74,951	\$80,299
AVERAGE HOUSE VALUE	\$234,232	\$240,347	\$244,728
RACE	1 MILE	3 MILES	5 MILES
% WHITE	88.1%	86.6%	84.5%
% BLACK	2.2%	5.1%	5.7%
% ASIAN	5.4%	4.6%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	1.7%	0.8%	0.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.3%	3.1%	2.7%

* Demographic data derived from 2010 US Census