

RETAIL SPACE FOR LEASE

Coon Rapids, MN

2667 Sq Ft - Freestanding

Coon Rapids & Hanson Blvd



PROPERTY HIGHLIGHTS

- *Shared Parking Lot with CVS*
- *36,000 cars on Hanson and Coon Rapids Blvd.*
- *Great Exposure*



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COON RAPIDS



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2002 Census Population	9,921	74,251	200,928
2002 Census Households	3,771	26,897	72,813
2007 Average HH Income	\$64,564	\$64,850	\$65,059

Traffic Counts

2000 MNDOT Traffic Volumes	
Hanson Blvd & Coon Rapids Blvd	36,000 VPD

The above information was obtained from a source deemed reliable. Property is subject to price change, prior sale or lease, and withdrawal from the market without notice.



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FOR MORE
INFORMATION
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