

RETAIL SPACE AVAILABLE GAUGHAN

989 - 4,715 SF

3397 COON RAPIDS BLVD
MINNEAPOLIS, MN 55433



DAN HEBERT

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EXECUTIVE SUMMARY
COON RAPIDS, MN 55433



OFFERING SUMMARY

Available SF:	989 - 4,715 SF
2017 CAM/Taxes:	\$6.75
Lease Rate:	Negotiable
Building Size:	42,088 SF

PROPERTY HIGHLIGHTS

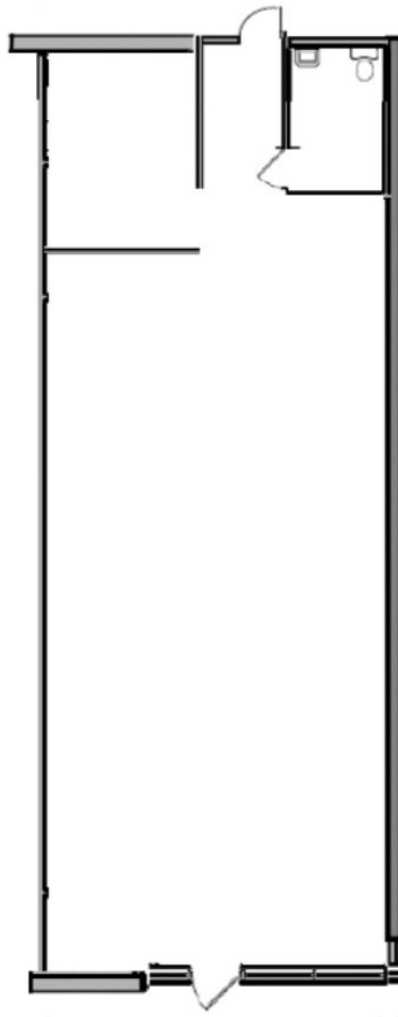
- Neighborhood Retail Center Located on the Corner of Coon Rapids Blvd and Pheasant Ridge Dr
- Existing Tenants: State Farm, ABC Dental, Boulevard Grill, Opportunity Partners, Premier Disability, and Harvest Market
- Abundant Parking in Surrounding Lot
- Center offers neighboring amenities including 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

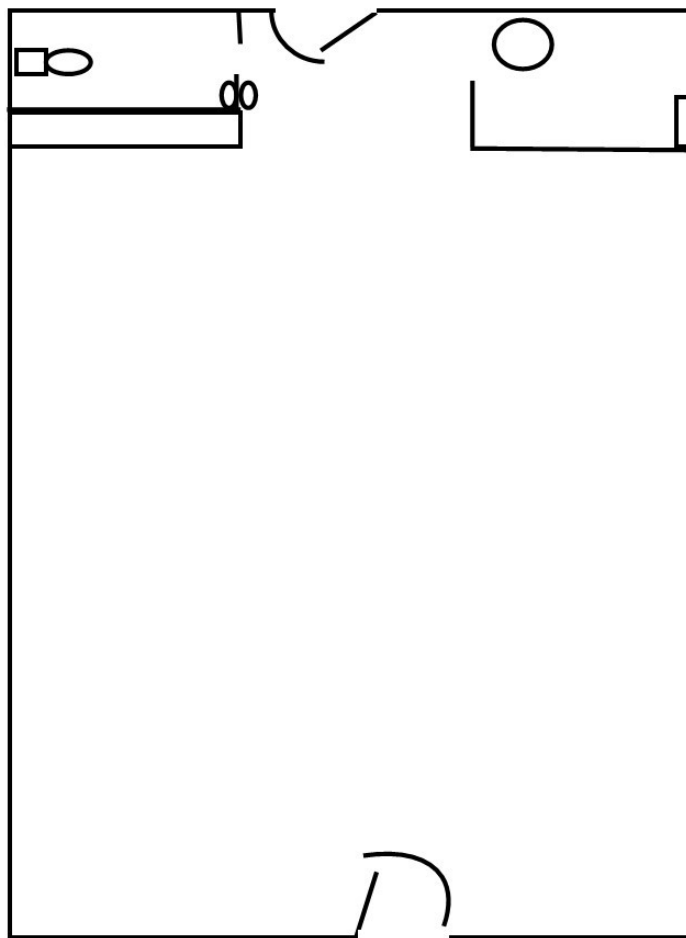


FLOOR PLANS - 3361

3397 COON RAPIDS BLVD., MINNEAPOLIS, MN 55433

Round Lake Shoppes

Suite 3361 - 1,414 SF

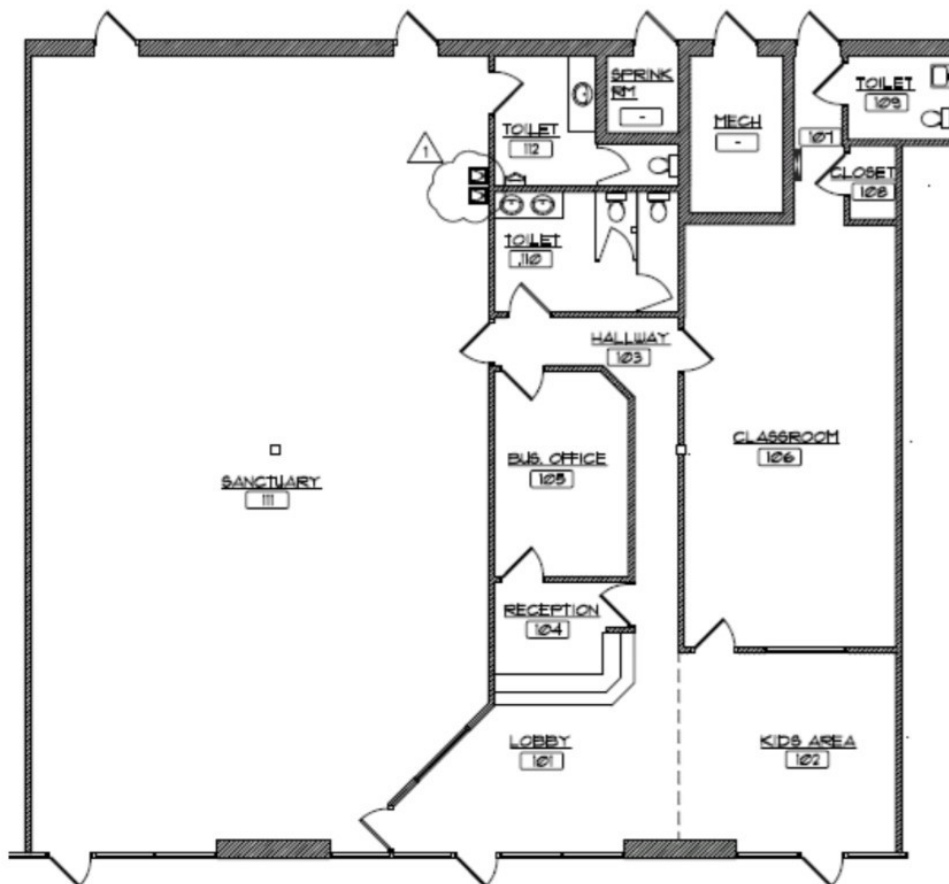


FLOOR PLANS - 3369

3397 COON RAPIDS BLVD., MINNEAPOLIS, MN 55433

Round Lake Shoppes

Suite 3369 - 2,160 SF



Retail Property For Lease

Round Lake Shoppes

FLOOR PLANS -3369-A

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LOCATION MAPS

COON RAPIDS, MN 55433



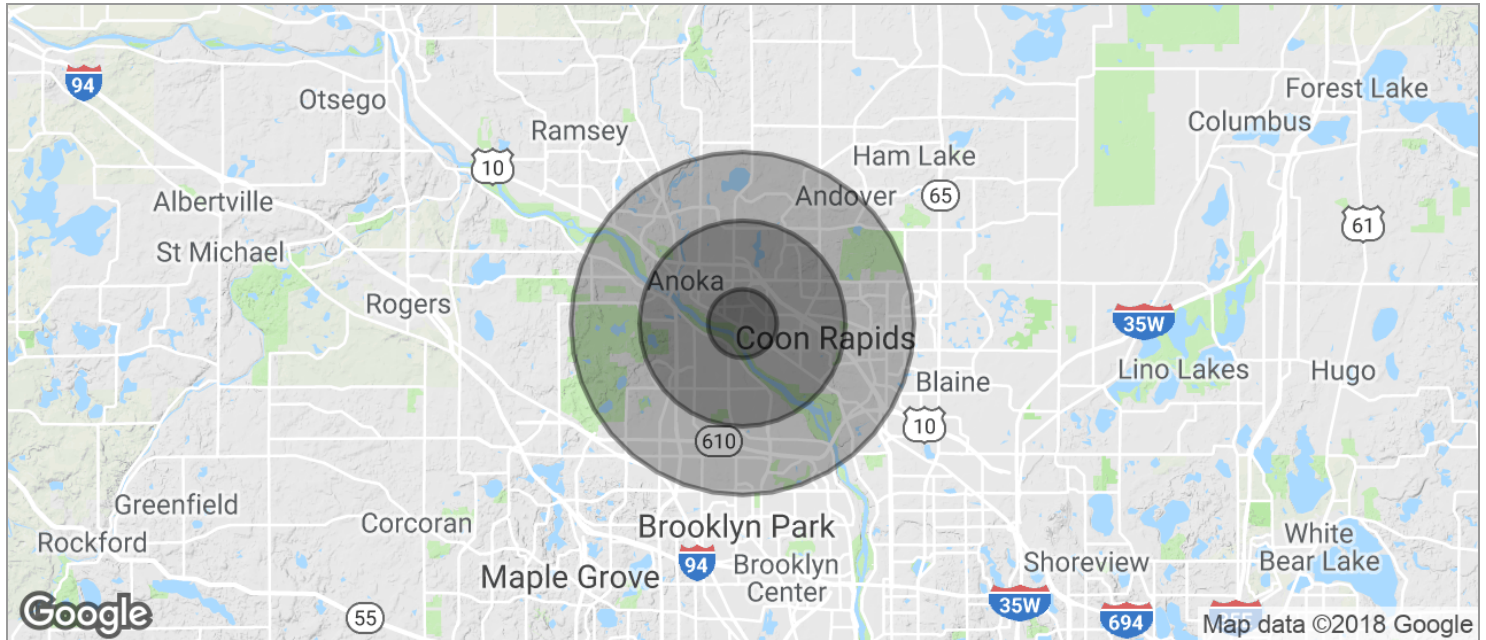
RETAILER MAP

3397 COON RAPIDS BLVD., MINNEAPOLIS, 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