

FOR LEASE

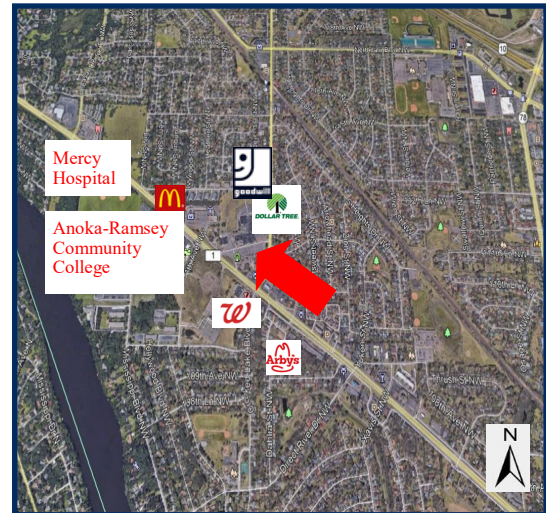
1,265SF, 1,650SF & 6,914SF, Available

**Coon Rapids Square
3005-3067 Coon Rapids Blvd NW
Coon Rapids, Minnesota 55433**



LOCATED ON WELL TRAVELED COON RAPIDS BOULEVARD. ANCHORED BY GOODWILL & DOLLAR TREE RETAILERS

- Available: Inline Spaces
1,265SF, 1,650SF, 6,914SF
- Zoning: B-3
- Parking: 336 Spaces Pylon Signage
- Located on Bus line
- Conveniently located near Anoka-Ramsey Community College, Mercy Hospital, Coon Rapids Ice Center, Grand Slam Family Fun Center, Walgreen's, Arby's, miscellaneous retail and service
- Strong Housing
- Demographics (2019 Estimates):



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	10,597	84,168	196,032
Median Age	40	38	38
Average HH Income	\$85,100	\$95,112	\$97,472
Median HH Income	\$71,582	\$77,215	\$79,584



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

FOR MORE INFORMATION, CONTACT:

Lisa L. Diehl, CCIM, CPM

(612) 508-6410

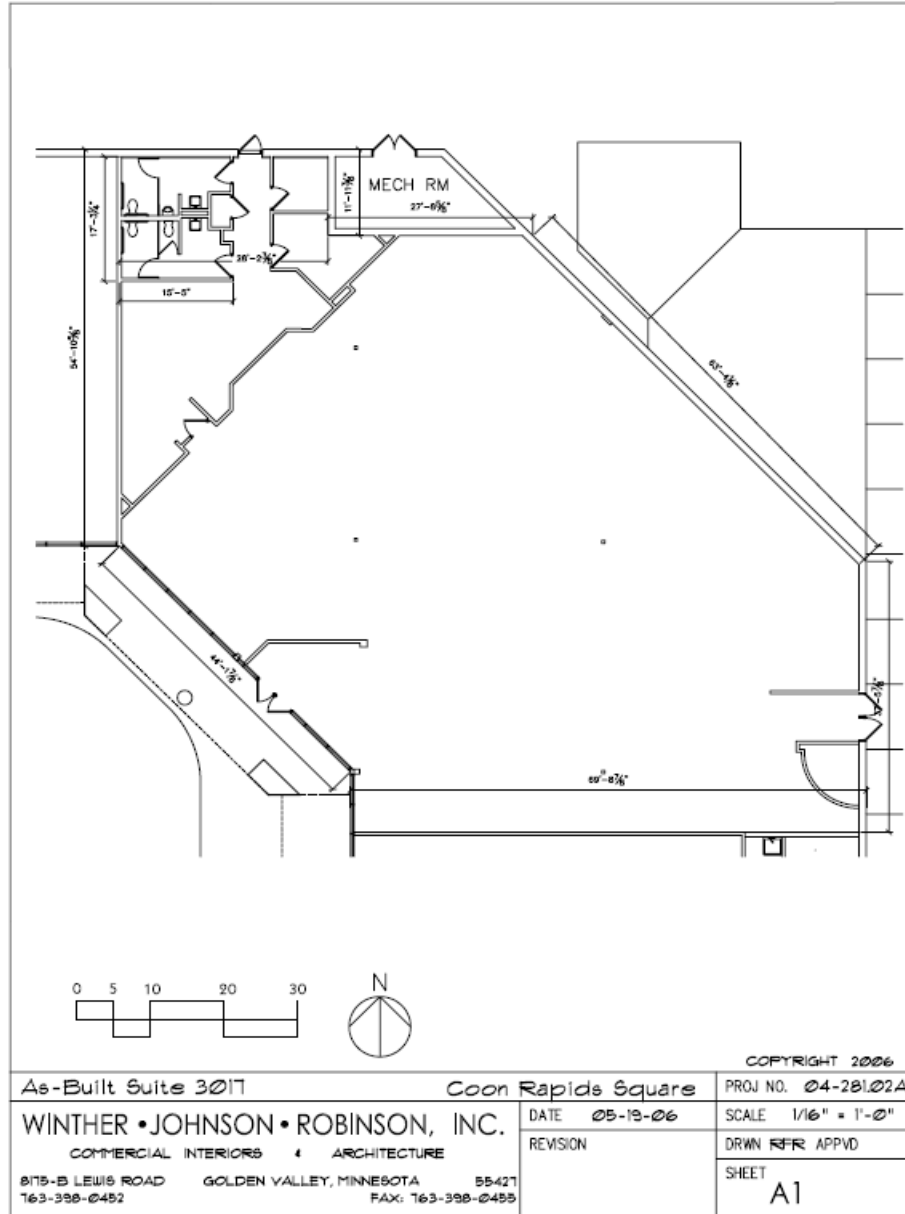
Lisa.Diehl@CloseTheDiehl.com

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Coon Rapids Square
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Suite 3017—6.914SF Potential for a restaurant use.



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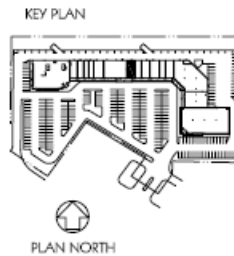
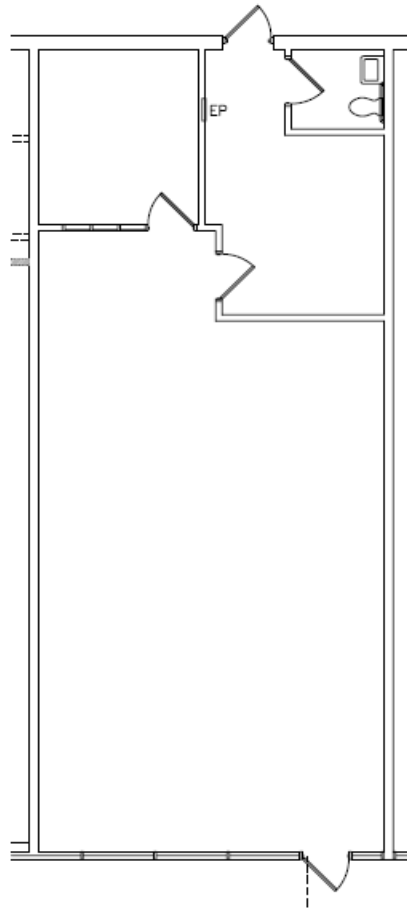
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Coon Rapids, Minnesota 55433

Suite 3037—1,265SF Potential for a service or retail use.



Suite 3037 - 1,265 RSF

06-19-08



Wether-Johnson-Robinson
Architects/Designers
8175-B Leick Road
Golden Valley, Minnesota 55437
Phone: 763-398-0458 Fax: 763-398-0455

Coon Rapids Square

3005-3070 Coon Rapids Blvd.
Coon Rapids, MN 55433



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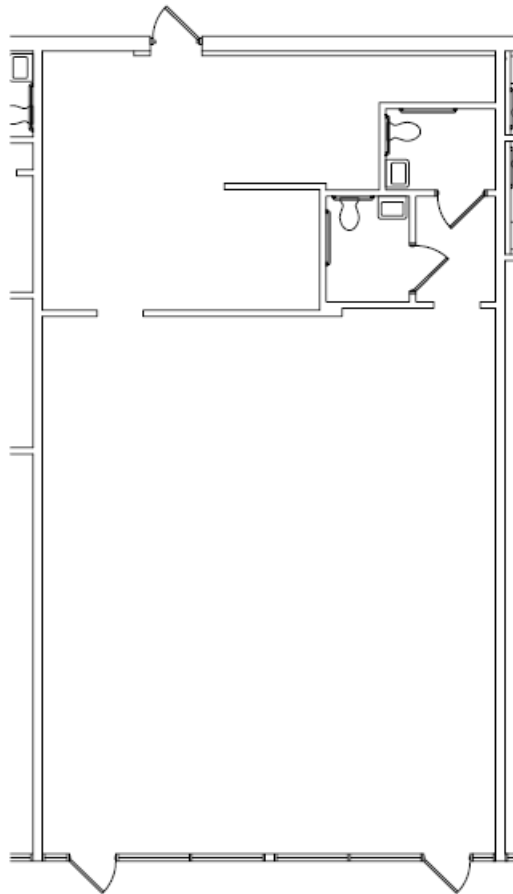
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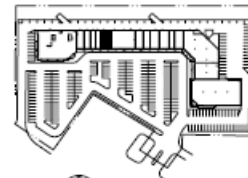
1,265SF, 1,650SF & 6,914SF, Available

Coon Rapids Square
3005-3067 Coon Rapids Blvd NW
Coon Rapids, Minnesota 55433

Suite 3053—1,650SF Potential for a restaurant use.



KEY PLAN



PLAN NOR

Suite 3053 - 1,650 RSF

01-05-09



Winther-Johnson-Robertson
Real Estate & Development
8175-B Lewis Road
Golden Valley, Minnesota 55437
Phone: 763-398-0452 Fax: 763-398-0455

Coon Rapids Square

3005-3070 Coon Rapids Blvd.
Coon Rapids, MN 55433



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