

LAND FOR LEASE/SALE >



# Riverdale Commons Outlot | Coon Rapids

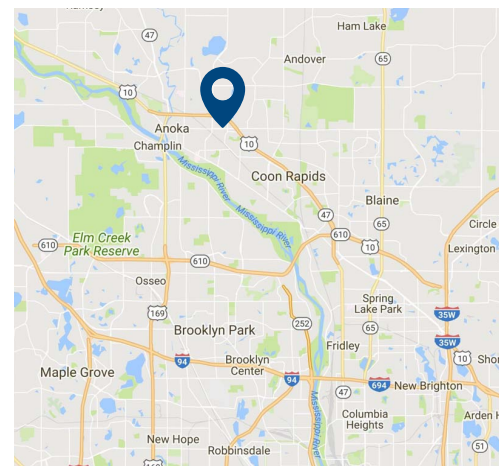
3350 124th Avenue Northwest | Coon Rapids, MN 55433

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## PROPERTY HIGHLIGHTS

- > For Lease, For Sale
- > Asking Ground Rent: \$80,000
- > Asking Price: \$20.00 PSF
- > Approximately 0.85 Acres
- > Tanks and Canopy Are Being Removed in 2018
- > Site Will Be Delivered with Clean Bill of Health
- > Great Visibility and Access to Main Street
- > Riverdale Shopping Area Is One of the Largest Shopping Centers in Minnesota with 2,600,000 Rentable Square Feet of Retail Space and a Low Vacancy Rate
- > Riverdale Commons Tenants Include: Target, Home Depot, Xperience Fitness, TCF and Many More



## CONTACT US

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# RIVERDALE COMMONS OUTLOT | COON RAPIDS

- > **Location** 3350 124th Ave NW, Coon Rapids, MN 55433
- > **Description** 0.85 Acres
- > **Zoning** General Commercial

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	7,248	76,570	167,702
Median HH Income	\$78,865	\$69,470	\$76,667
Average HH Income	\$91,690	\$85,365	\$92,411

\* Source: ESRI 2015 Est.

## TRAFFIC COUNTS:

- > Main St NW: 31,000 vpd
- > Northdale Blvd NW: 15,600 vpd

\* Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars

## GROUND RENT:

\$80,000

## SALE PRICE:

\$20.00 PSF

## AERIAL



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