

FOR LEASE >

Riverdale Village

12761 Riverdale Blvd | Coon Rapids, MN 55448



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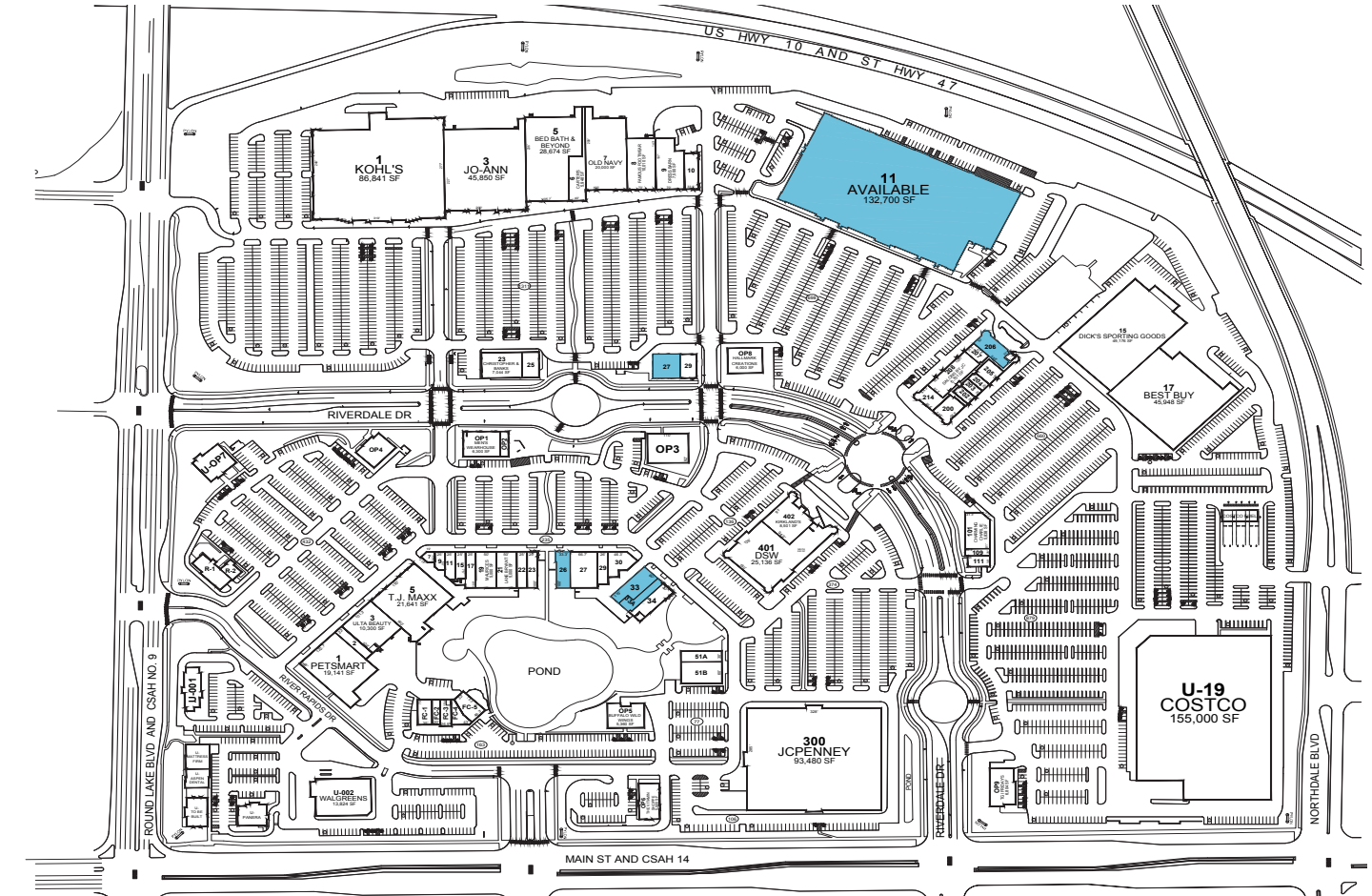
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SITE PLAN



AVAILABLE

- Suite 11..... 132,700 sf
- Suite 26 3,333 sf
- Suite 27 4,504 sf
- Suite 33 4,723 sf, up to 7,406 sf contiguous
- Suite 33A 2,683 sf, up to 7,406 sf contiguous
- Suite 206 4,062sf

SITE INFORMATION

Location 12761 Riverdale Blvd, Coon Rapids, MN
 Description Regional Center
 Project Size 968,867 SF
 Opened 1999

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,194	72,844	161,229
Daytime Population	8,545	63,579	125,356
Median HH Income	\$74,358	\$68,525	\$76,799
Average HH Income	\$85,964	\$85,275	\$92,693

*Source: PCensus 2015

TRAFFIC COUNTS

E Main Street 32,500 cars per day
 Highway 10 70,000 cars per day
 Round Lake Blvd 22,400 cars per day

*Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars

2018 EST. EXPENSES PSF

Tax	\$5.61 psf
CAM	\$3.24 psf
Ins	\$0.17 psf
Repair Reserve	\$0.10 psf
Total	\$9.12 psf

MAJOR TENANTS

- > Costco
- > Sears
- > JCPenny
- > Kohl's
- > Dick's
- > Best Buy
- > Joann
- > DSW
- > TJ Maxx
- > Old Navy
- > PetSmart
- > Walgreens
- > ULTA
- > Pier 1 Imports

COMMENTS

Premier space available in well-anchored, Riverdale Village- the Super Regional center serving the heart of the northern suburbs. National-brand retail synergy includes Kohls, JC Penney, Costco, JoAnn Etc., Dick's Sporting Goods, DSW, TJ Maxx, and others. Variety of space sizes available including small shop up to 7,500 sf, junior and large box possibilities, as well as one 2nd generation restaurant space. Perfect for new-to-market brands looking to land in the North Metro



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