

FOR LEASE

MINNEAPOLIS-ST. PAUL

Colliers
INTERNATIONAL

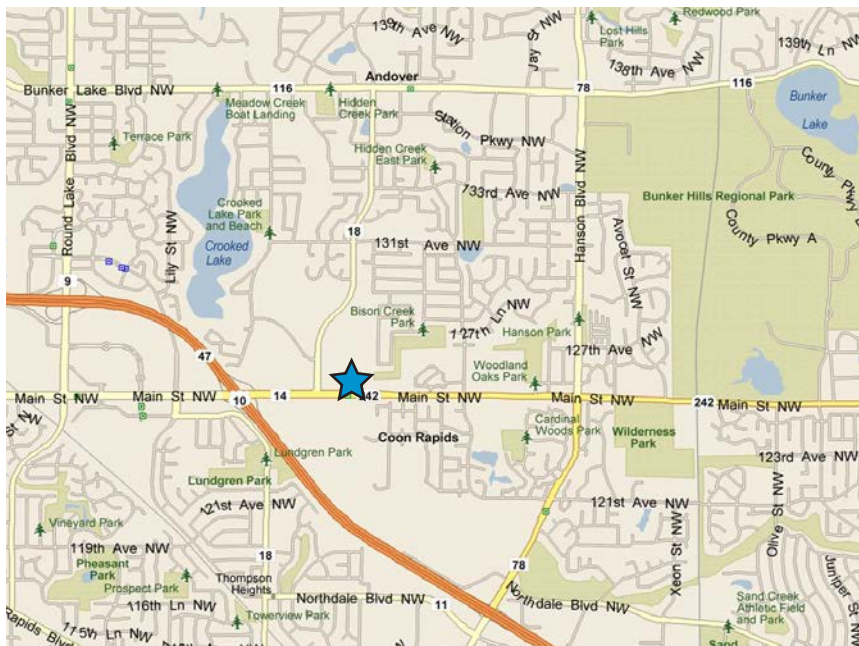
Riverdale Market

2740 MAIN STREET NW, COON RAPIDS, MN 55448

PARTNER  X TEAM
INTERNATIONAL



For Lease



Contact Us

JENNIFER PELANT
952 897 7728 direct
612 306 7237 mobile
jennifer.pelant@colliers.com

COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126
www.colliers.com

Site Information

- › **Location** Located next to Texas Roadhouse Bar & Restaurant
- › **Description** Mixed use retail
- › **Zoning** Retail
- › **Average Household Income** \$87,431

AVAILABLE FOR LEASE:

1,115 SF - 2,714 SF

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	6,870	78,088	168,873
Average Household Income	\$87,431	\$77,382	\$81,310
Daytime Demographics	5,543	47,886	96,053

TRAFFIC COUNTS:

- › Highway 10: 78,000 vpd
- › Main Street: 31,000 vpd

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

2017 EST. CAM & REAL ESTATE TAX:

\$9.59 per square foot - total

\$4.89 per square foot - tax

\$4.70 per square foot - CAM

AREA TENANTS:

- › Subway
- › Texas Road House
- › Kohl's
- › Costco
- › TGIFridays
- › Lowe's
- › Famous Dave's
- › Menard's
- › Best Buy
- › Sears

COMMENTS:

Lowe's anchored development with excellent visibility to Highway 10 & Main Street



Contact Us

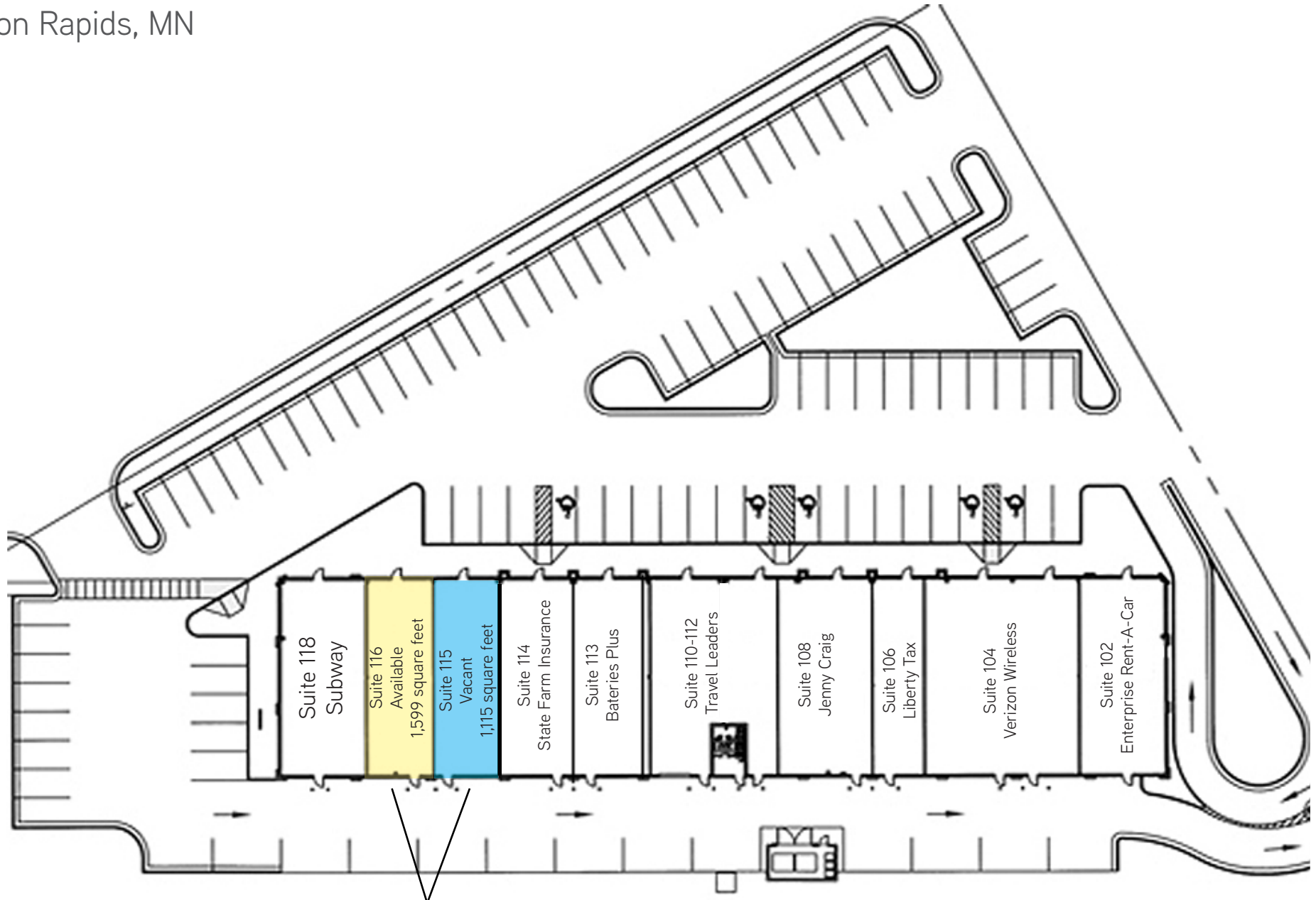
JENNIFER PELANT
952 897 7728 direct
612 306 7237 mobile
jennifer.pelant@colliers.com

COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126
www.colliers.com



Riverdale Market

Coon Rapids, MN



2,714 Contiguous Square Feet

JENNIFER PELANT
952 837 7728 direct
612 306 7237 mobile

jennifer.pelant@colliers.com



Riverdale Market

Coon Rapids, MN



JENNIFER PELANT
952 837 7728 direct
612 306 7237 mobile
jennifer.pelant@colliers.com