

SHOPS AT RIVERDALE COMMONS I

Coon Rapids, Minnesota



MID-AMERICA[®]
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



RETAIL OPPORTUNITY

SHOPS AT RIVERDALE COMMONS I



address

3516-3548 Main Street Northwest
Coon Rapids, MN 55433

availability

100% Leased

gla

6,780 SF

rates (budgeted psf)

CAM \$10.27

INS \$0.16

RE TAX \$5.15

TOTAL \$15.42

features

- Located in the heart of Coon Rapids Retail
- Excellent co-tenant and area retailers
- Located just blocks from Coon Rapids Northstar Train Station
- Great access and visibility at controlled intersection

traffic counts

- 33,000 VPD on Main Street
- 12,300 VPD on Round Lake Boulevard

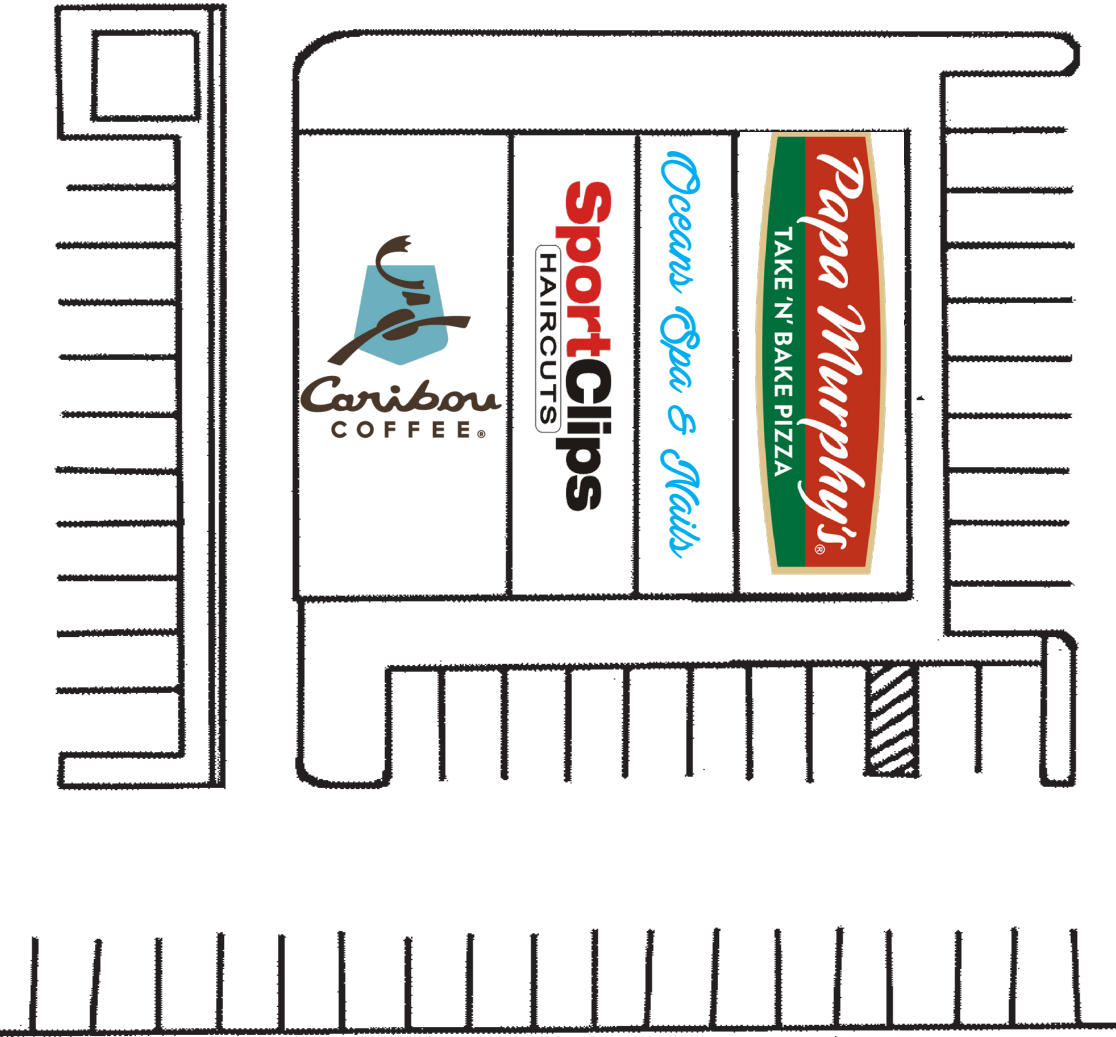
demographics

	1 MILE	3 MILE	5 MILE
POPULATION	78,142	165,502	279,039
HOUSEHOLDS	29,718	60,005	100,475
AVG HOUSEHOLD INCOME	\$90,845	\$100,246	\$99,346
DAYTIME POPULATION	66,727	126,545	220,585

area retailers



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