



PREMIER
COMMERCIAL
PROPERTIES



For Lease

3161 Northdale Blvd NW, Coon Rapids, MN 55433

PROPERTY DETAILS

- * Former Edina Realty space for lease
- * 6,429sf - built out office space, combinations of:
 - beautiful reception area
 - common & private entrances
 - private offices & open areas
 - kitchenette
- * 58 marked surface stalls
- * Tremendous pylon signage
- * Part of Riverdale retail complex with lots of restaurants and service outlets
- * Fantastic demographics
- * Easy access to Hwy 10
- * Park setting and bike trails behind building

PROPERTY DETAILS

LEASE RATE: \$15.00/SF NNN

CAM/TAX: \$13.22 (2021)

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher

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mikefisher@premiercommercialproperties.com



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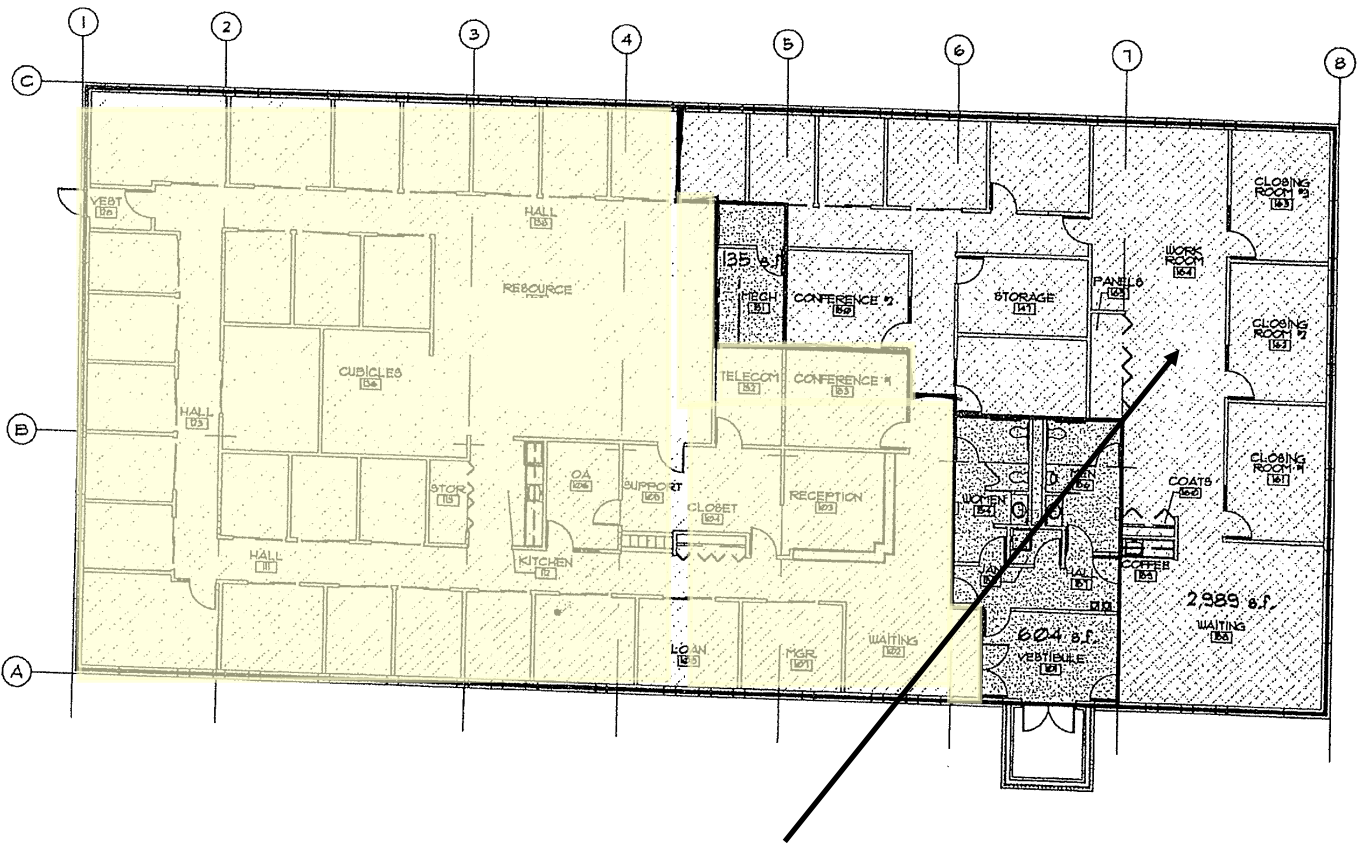
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Floor plan - 6,429rsf



Leased to Park Dental



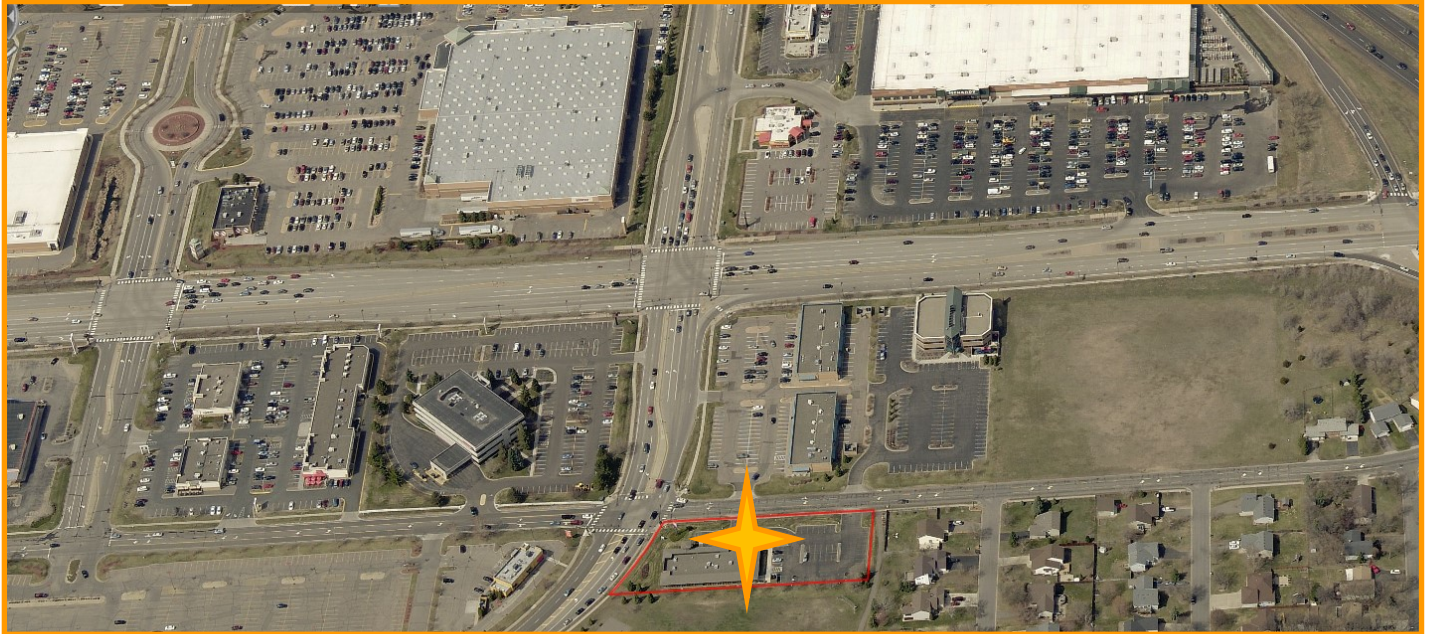
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DEMOGRAPHICS (2020)	<u>2 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Total Population	37,844	172,546	492,889
Total Households	14,464	62,971	182,589
Average Household Income	\$91,524	\$100,711	\$97,891



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