

PROPERTY SUMMARY

277 COON RAPIDS BLVD, COON RAPIDS, MN 55433



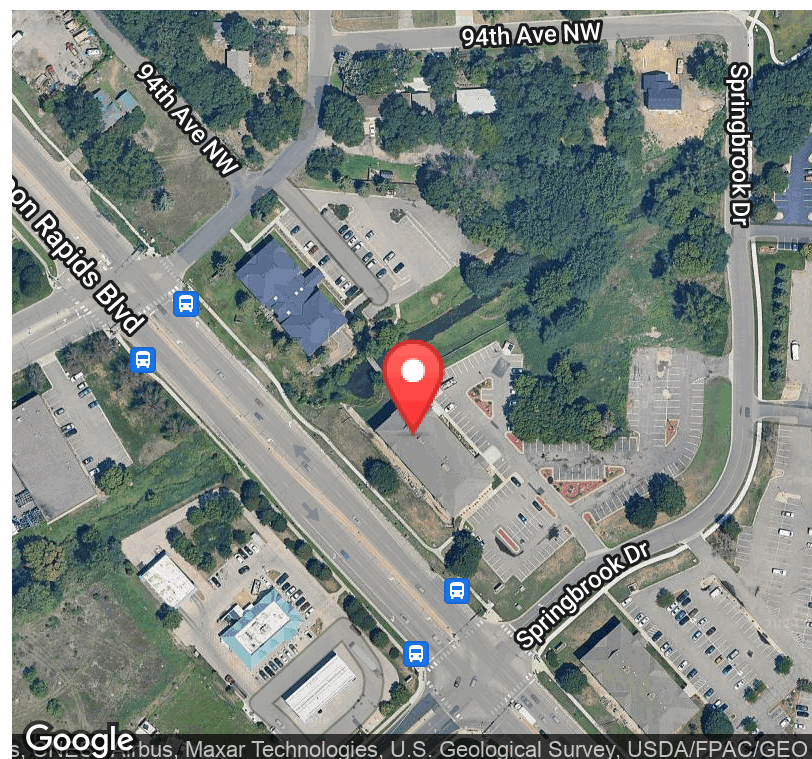
PROPERTY HIGHLIGHTS

- Second Generation call center 5,000 SF plus
- Close proximity to local restaurants and Kwik Trip
- First Class Customer Service w/ Rapid Response

OFFERING SUMMARY

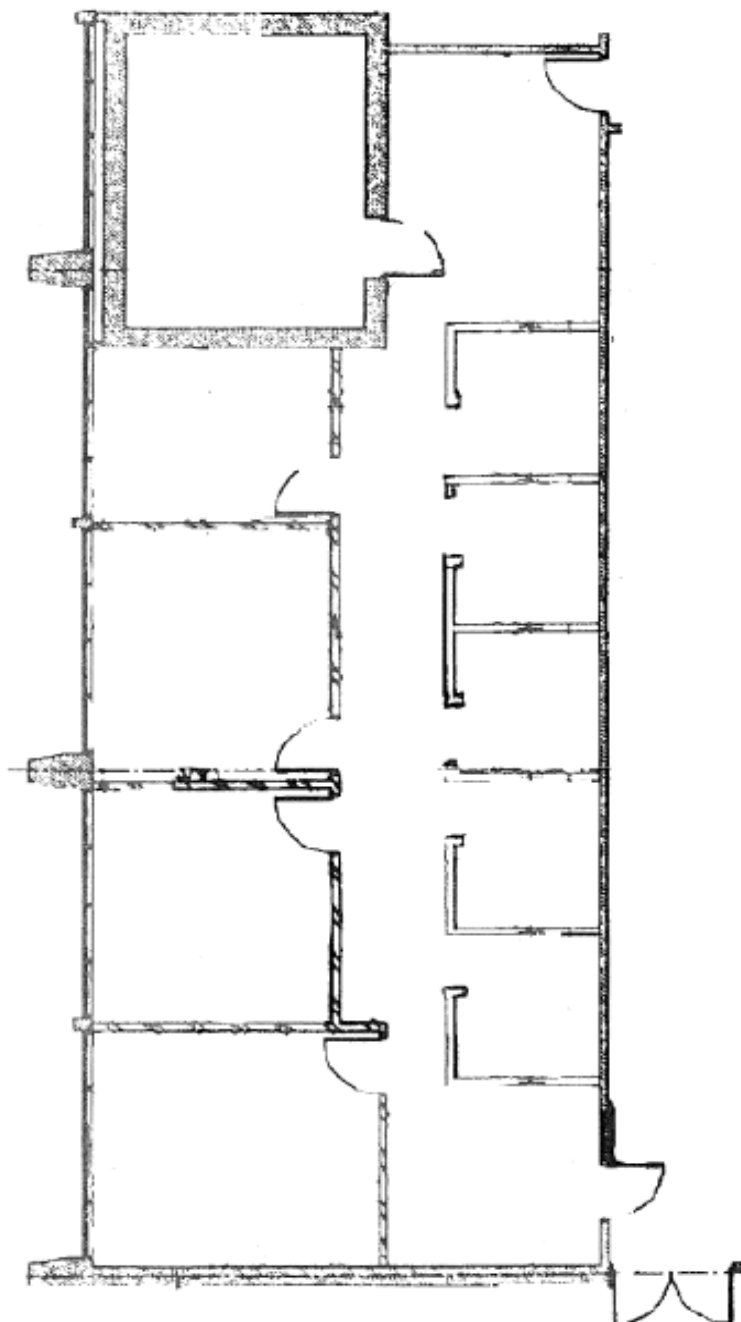
Lease Rate:	Negotiable
2024 CAM/Taxes:	\$8.86
Available SF:	435 - 5,088 SF
Building Size:	31,433 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,643	30,538	79,988
Total Population	6,702	77,950	211,006
Average HH Income	\$63,576	\$69,402	\$72,612



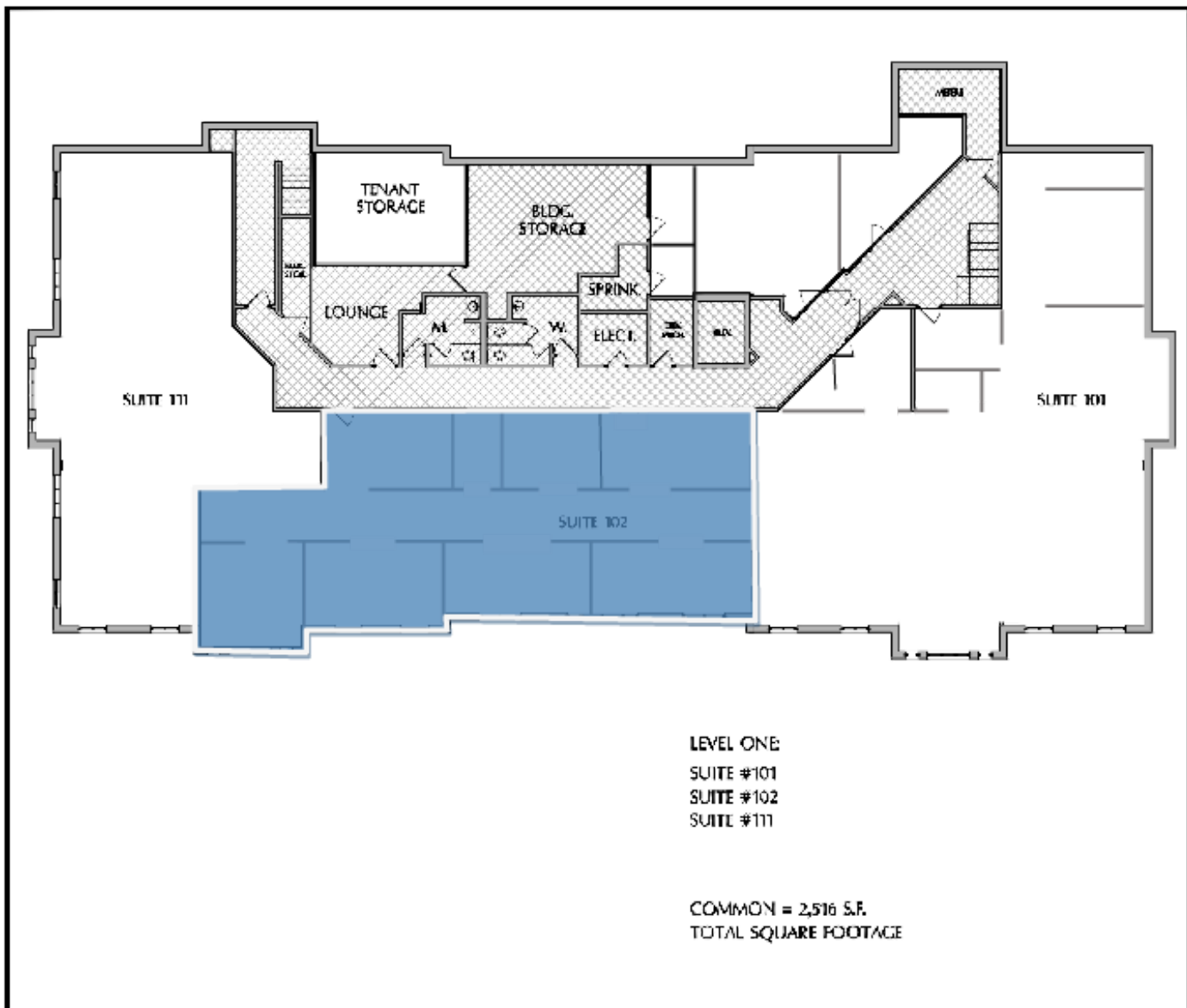
SUITE 101 - 2070 SF

277 COON RAPIDS BLVD, COON RAPIDS, MN 55433



SUITE 102 - 1,542 SF

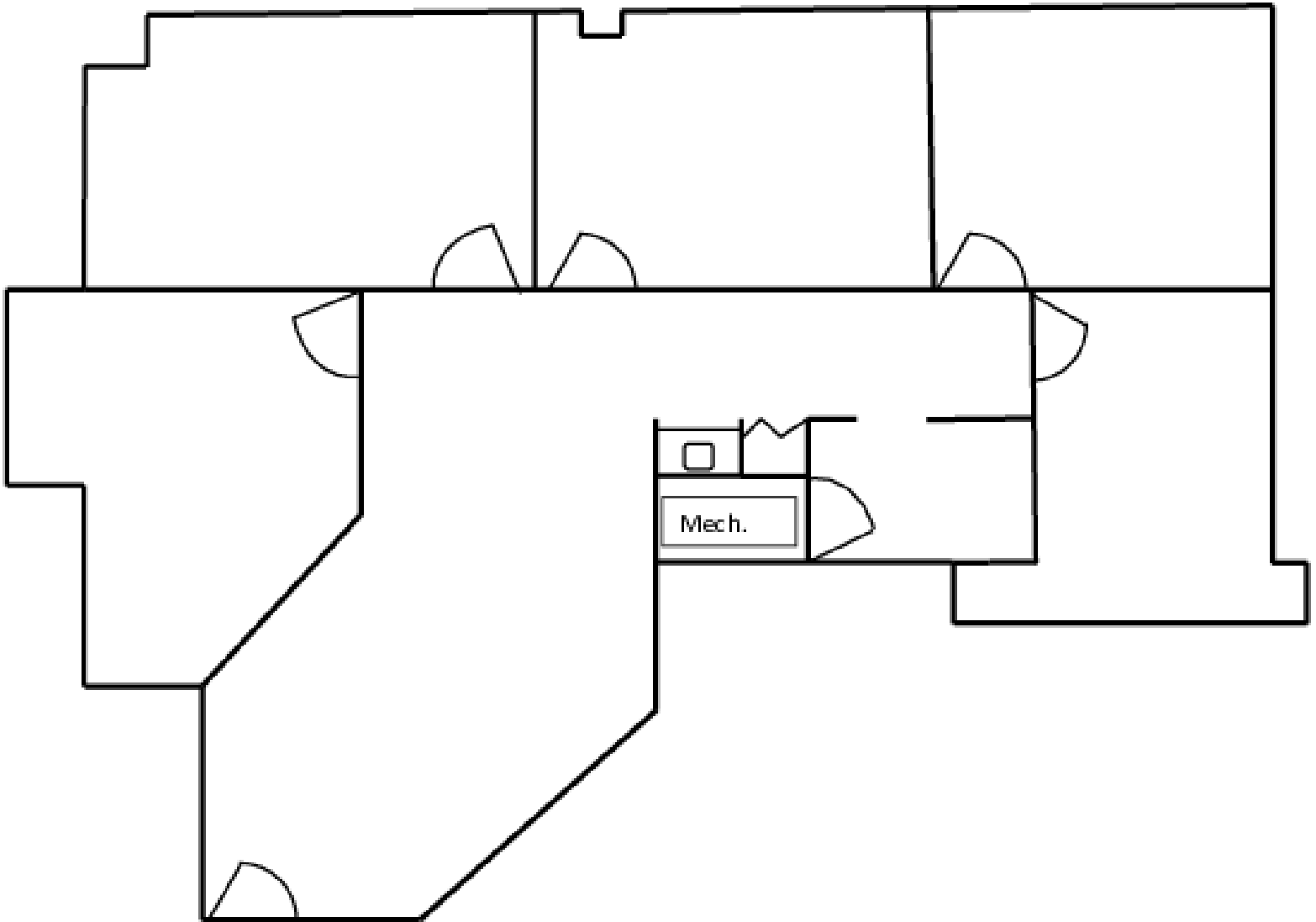
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Suite 102 - 1,542 RSF

SUITE 111 - 2,131 SF

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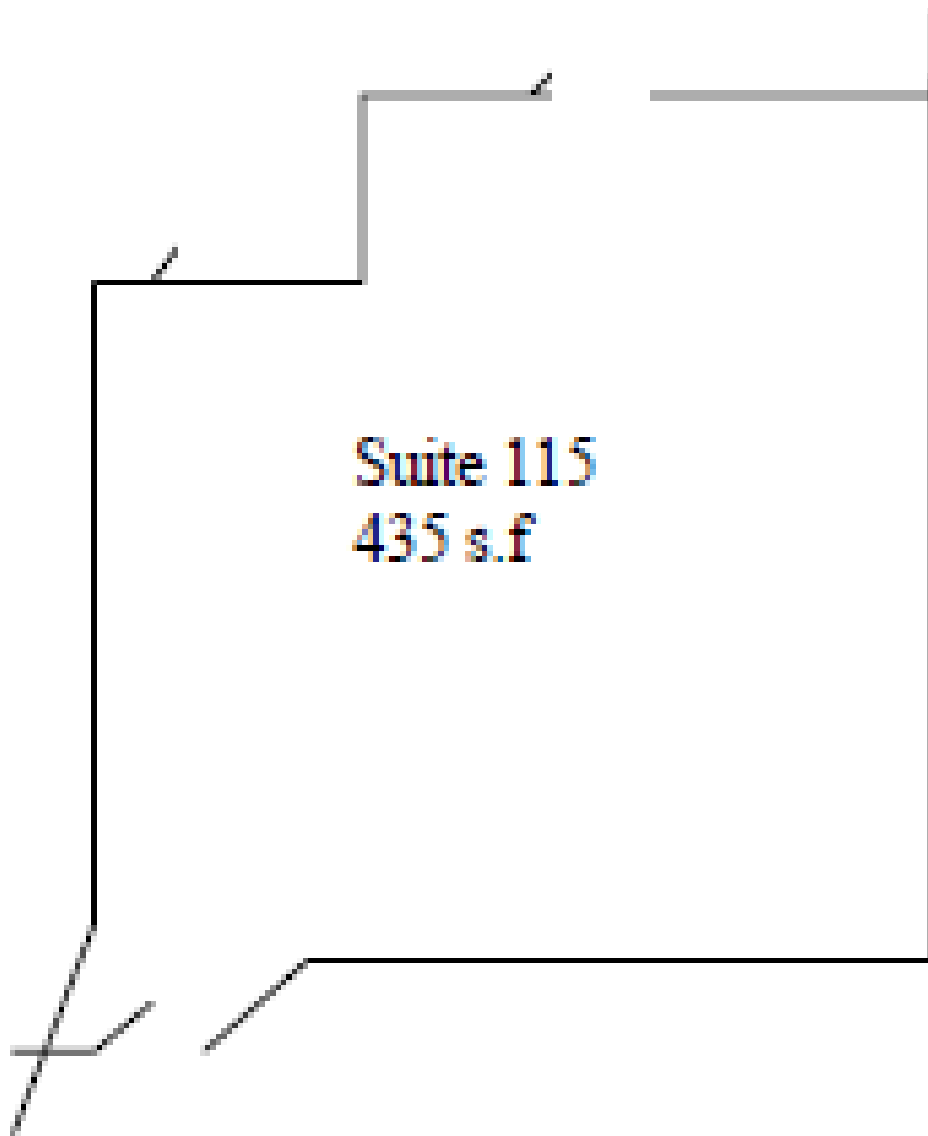


Suite 111 - 2,131 SF

SUITE 115 - 435 SF

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Floor Plan of Premises

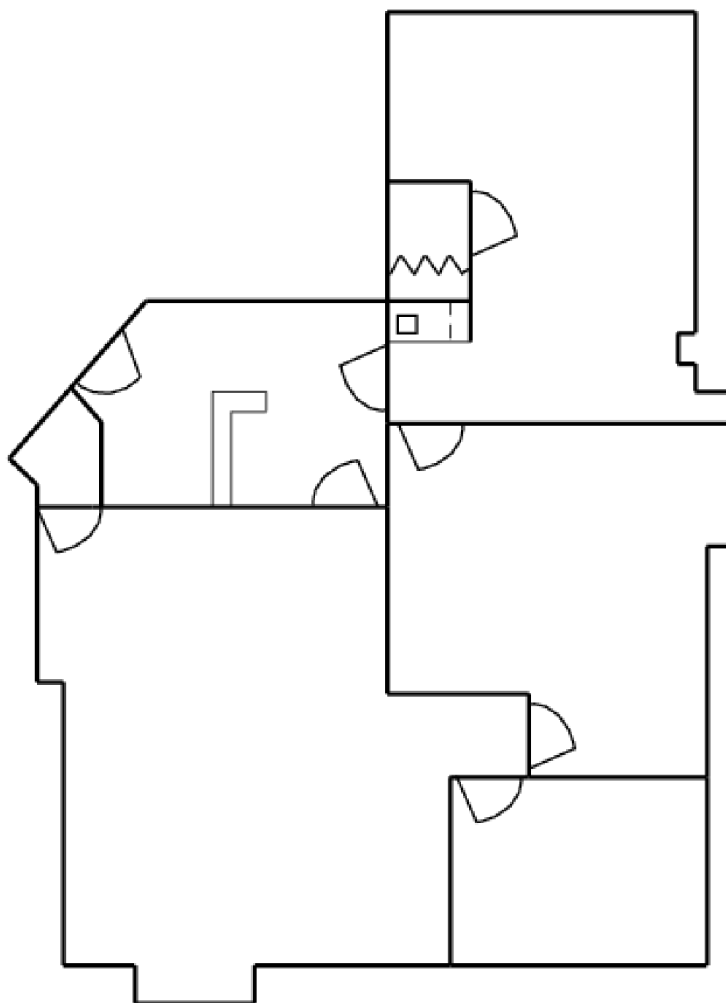


SUITE 206 - 2,153 SF

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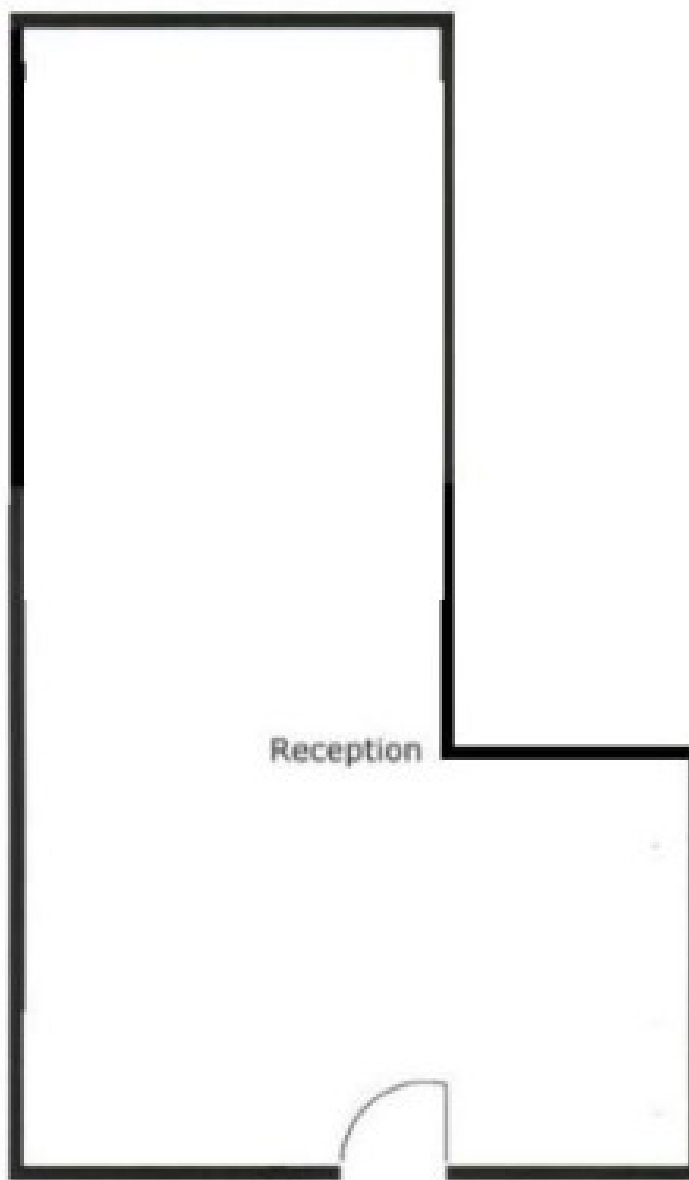
277 Suite 206

2,153 SF



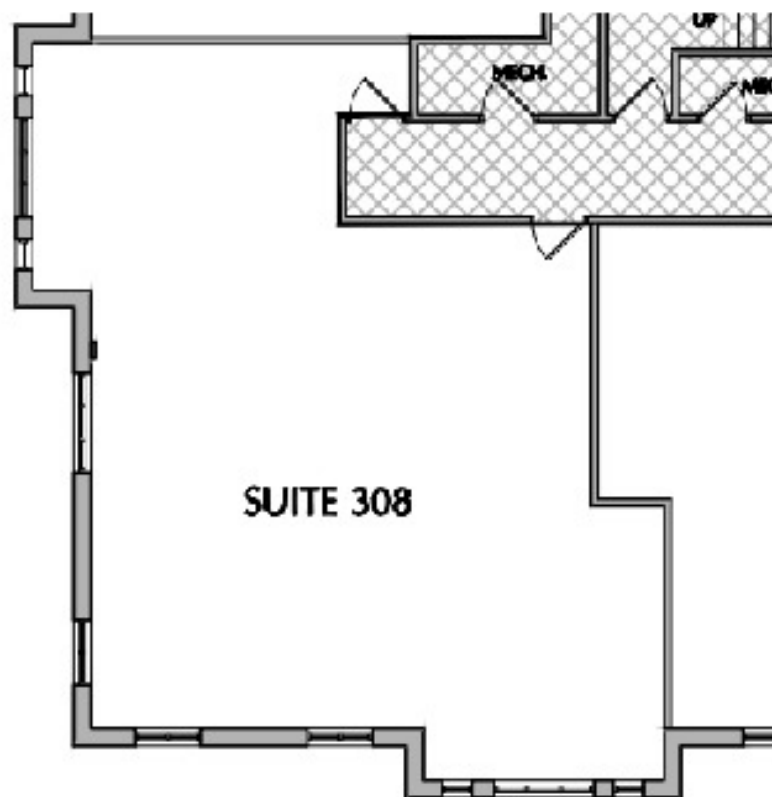
SUITE 209 - 594 SF

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SUITE 308 - 1,360 SF

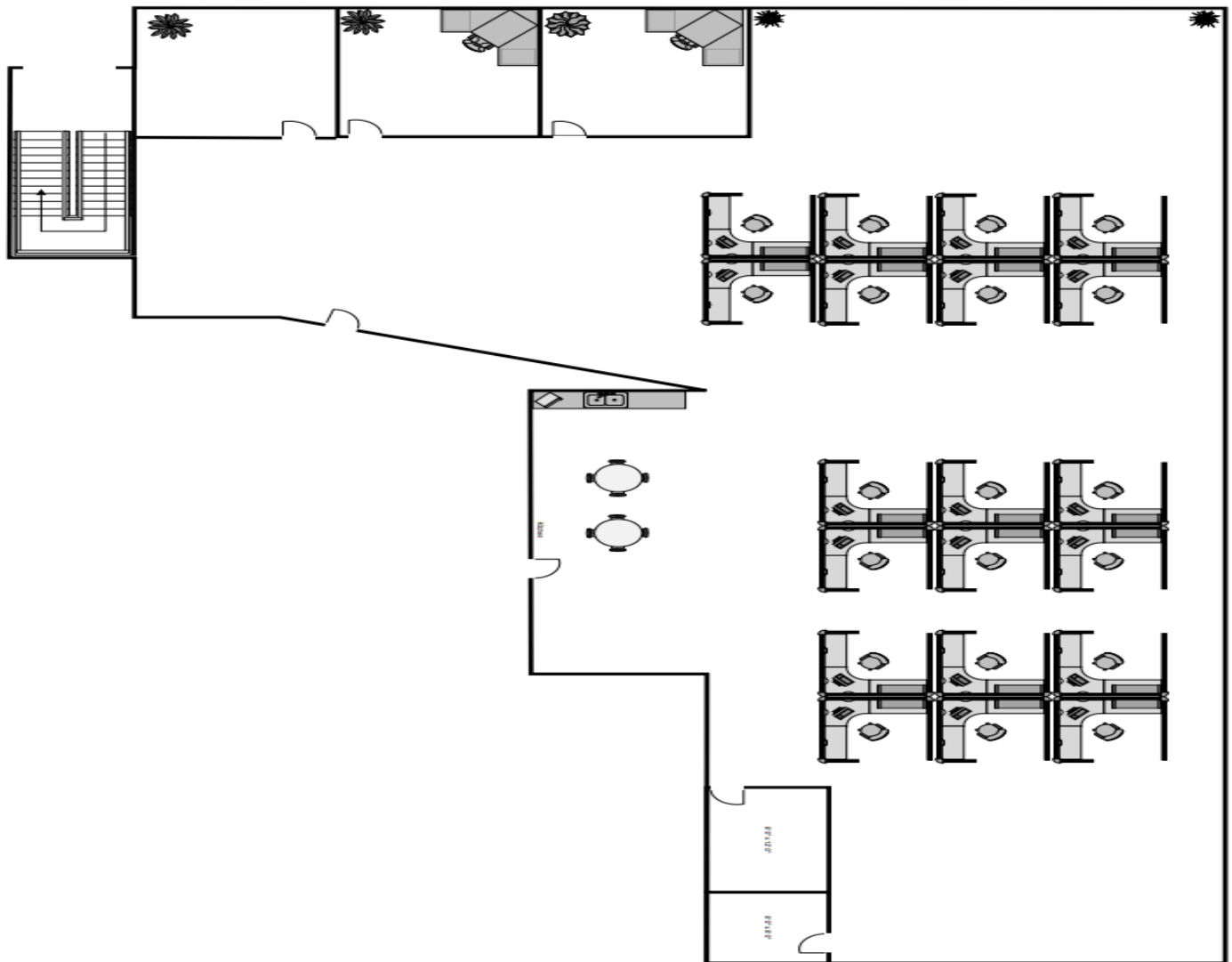
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Suite 308 - 1,360 RSF

SUITE 309 - 5,088 SF

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Affordable Office Suites Available

277 Building

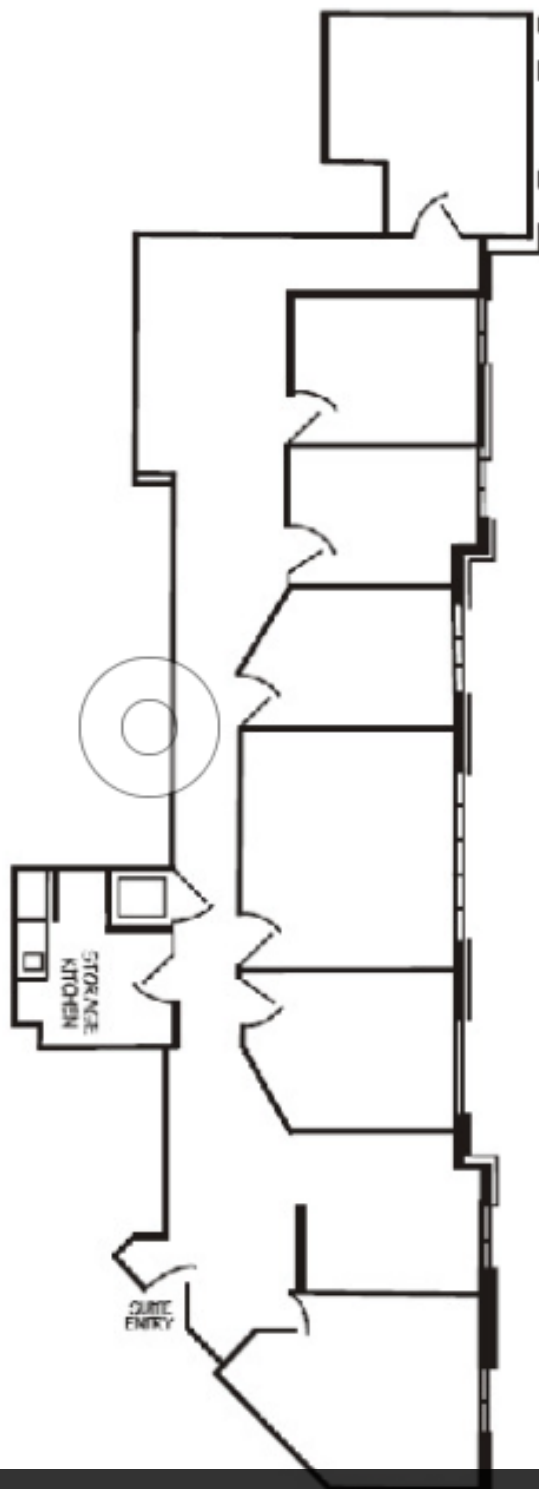
SUITE 309 PHOTOS

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SUITE 313 - 1,985 SF

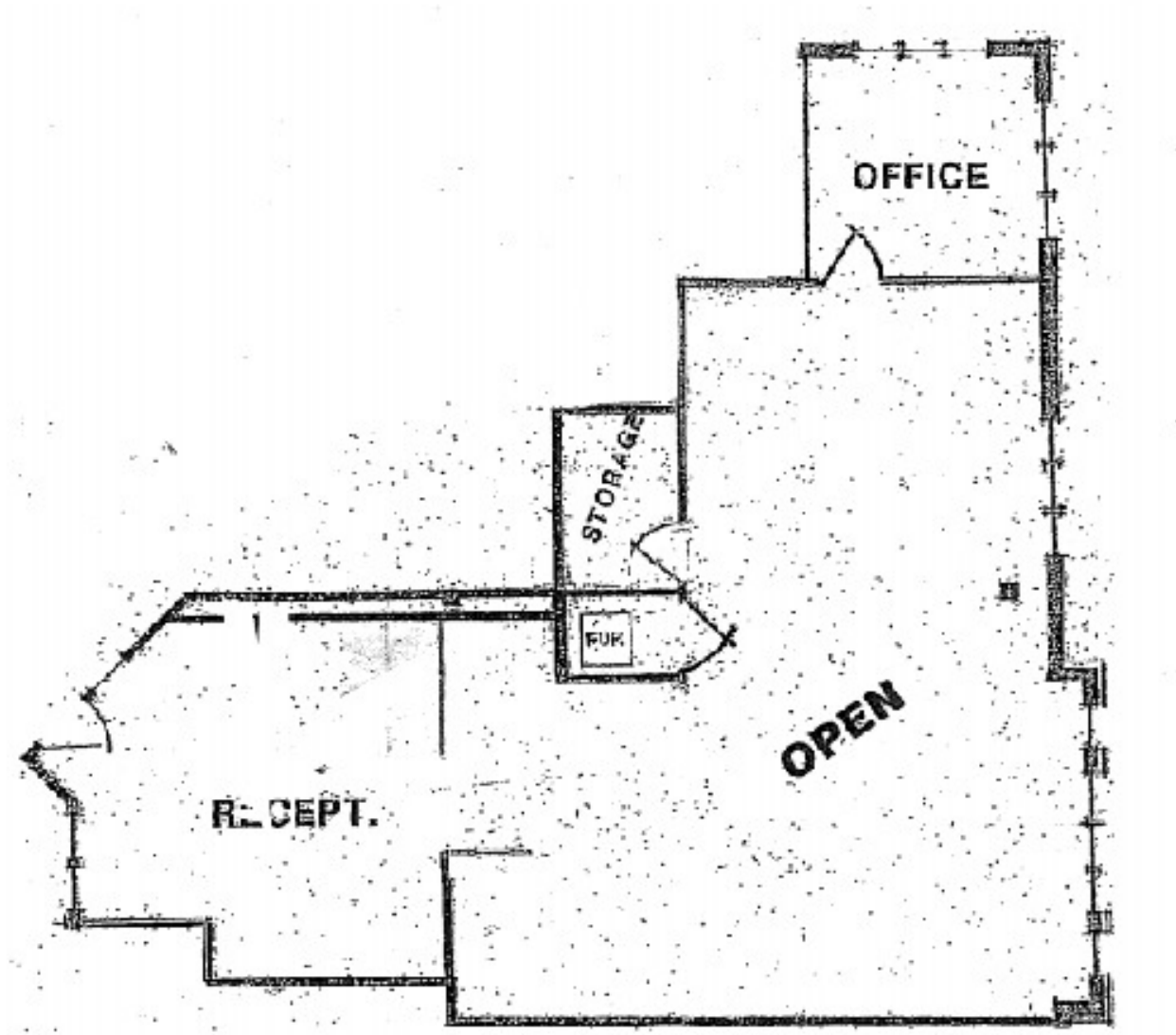
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Suite 101 - 1985 RSF

SUITE 400 - 1,428 SF

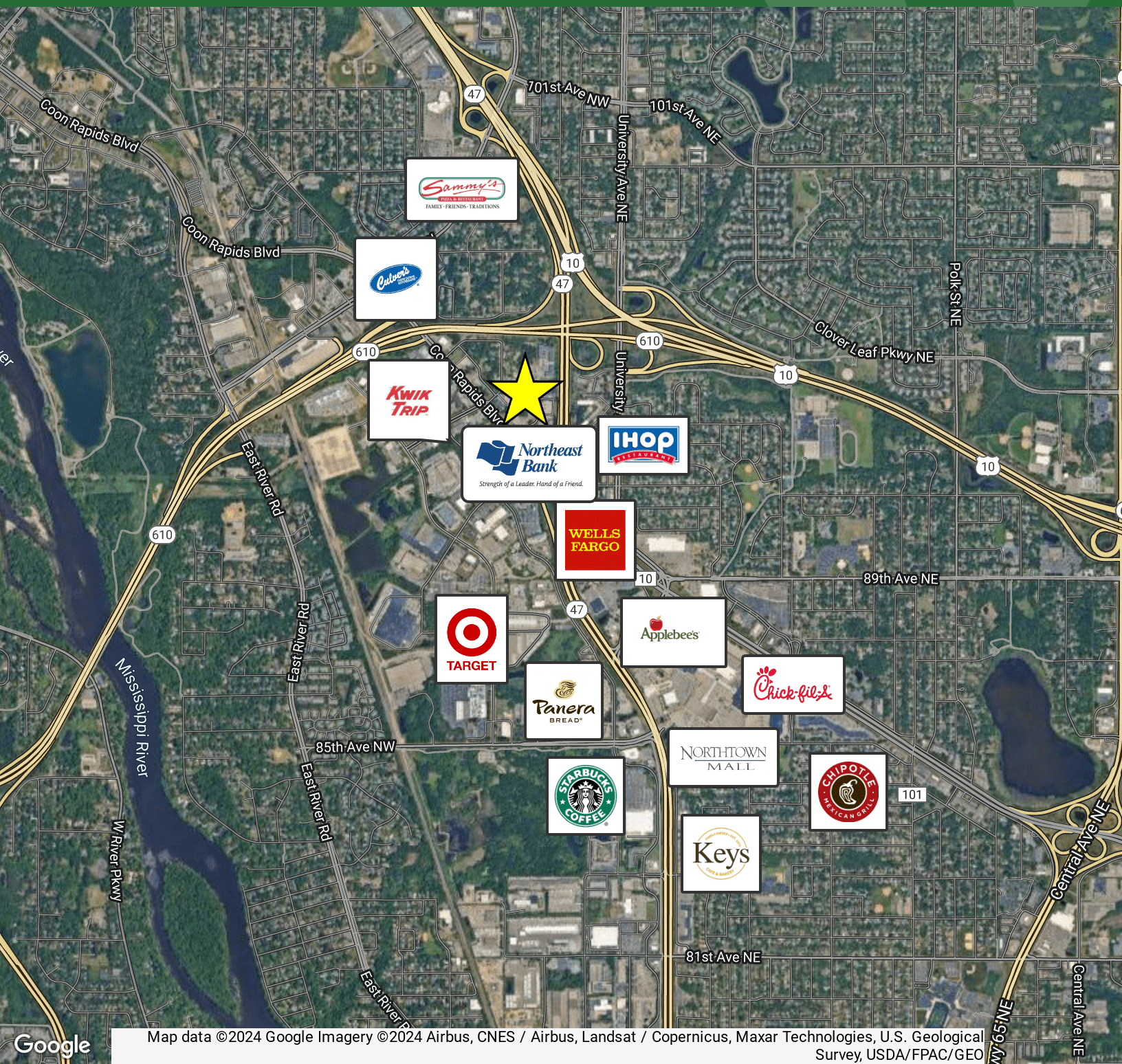
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Suite 400 - 1,428 RSF

RETAILER MAP

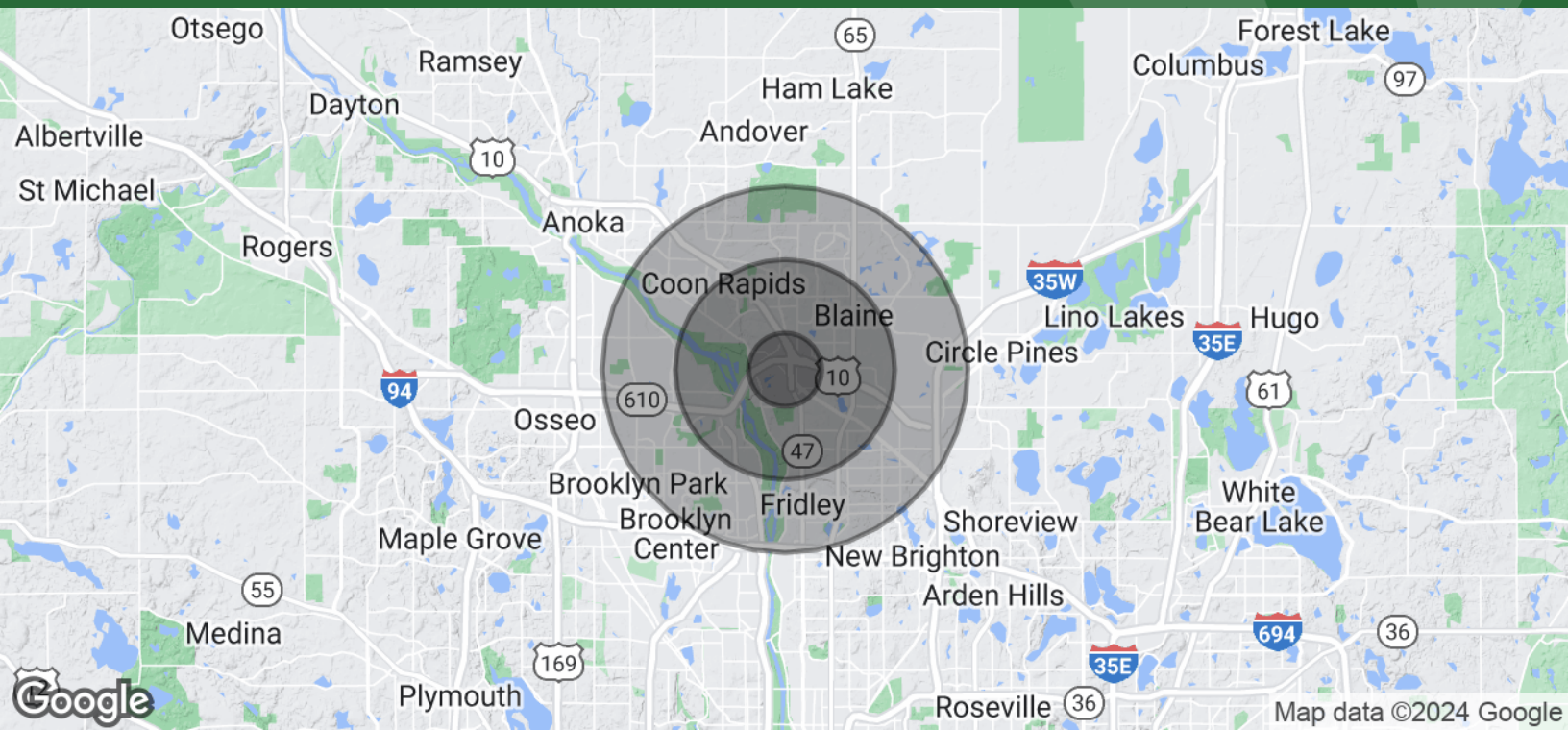
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,702	77,950	211,006
Average Age	35.0	37.5	36.4
Average Age (Male)	33.9	36.0	35.4
Average Age (Female)	35.3	39.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,643	30,538	79,988
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$63,576	\$69,402	\$72,612
Average House Value	\$179,215	\$201,389	\$225,342

* Demographic data derived from 2020 ACS - US Census