

PROPERTY SUMMARY

455 99TH AVE, COON RAPIDS, MN 55433

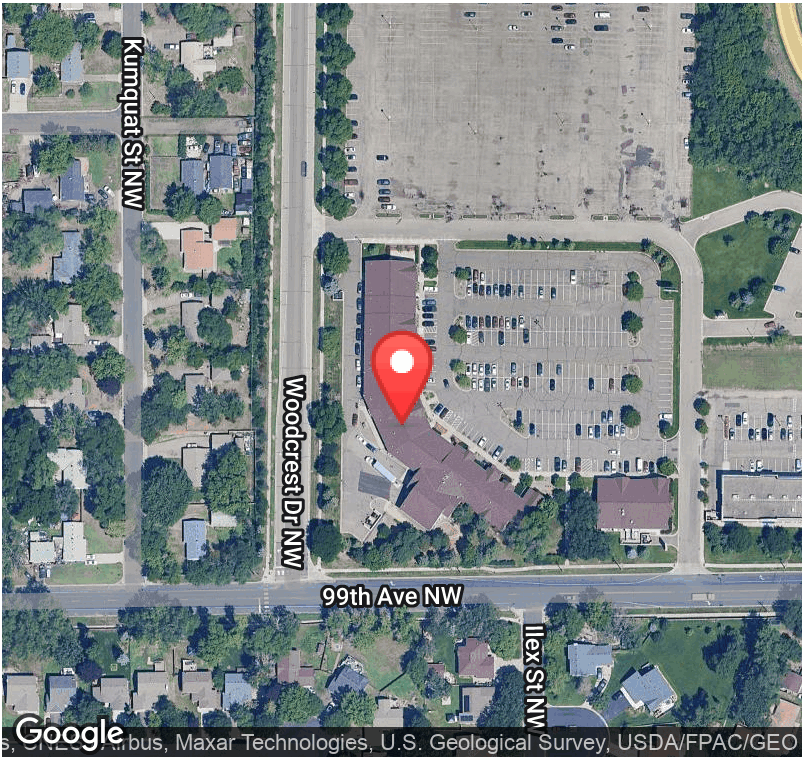


PROPERTY HIGHLIGHTS

- Adjacent to AMC Movie Theater
- High Visibility from HWY 610 & HWY 47
- Controlled Intersection
- Available Endcap Unit
- Anchored by Anoka County License Center

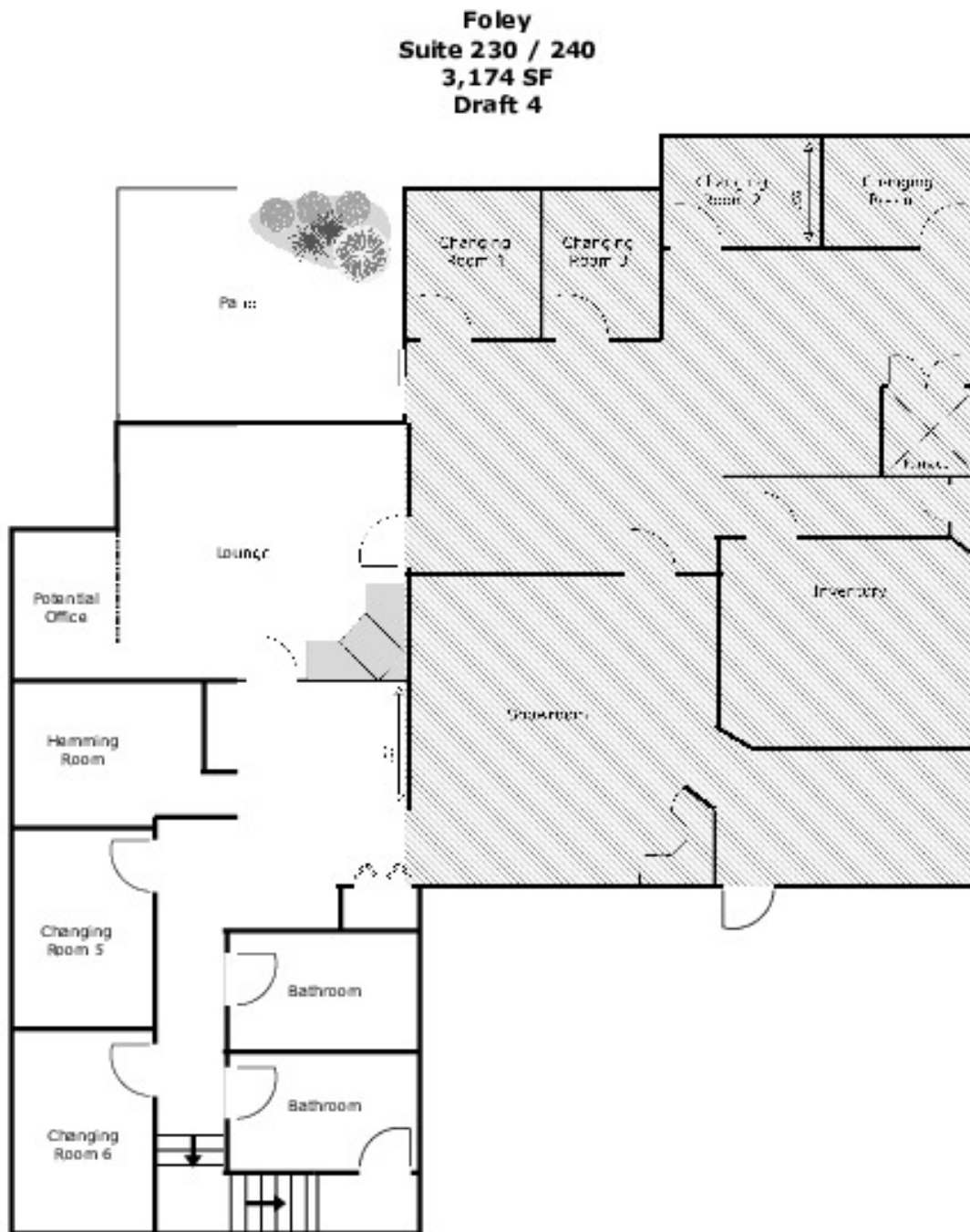
OFFERING SUMMARY

Lease Rate:	Negotiable
2024 CAM/Taxes:	\$10.46
Available SF:	3,174 SF
Building Size:	36,800 SF



SUITE 230/240 - 3,174 SF

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Well Positioned Retail Center located along heavily traveled HWY 610/47 Foley Plaza

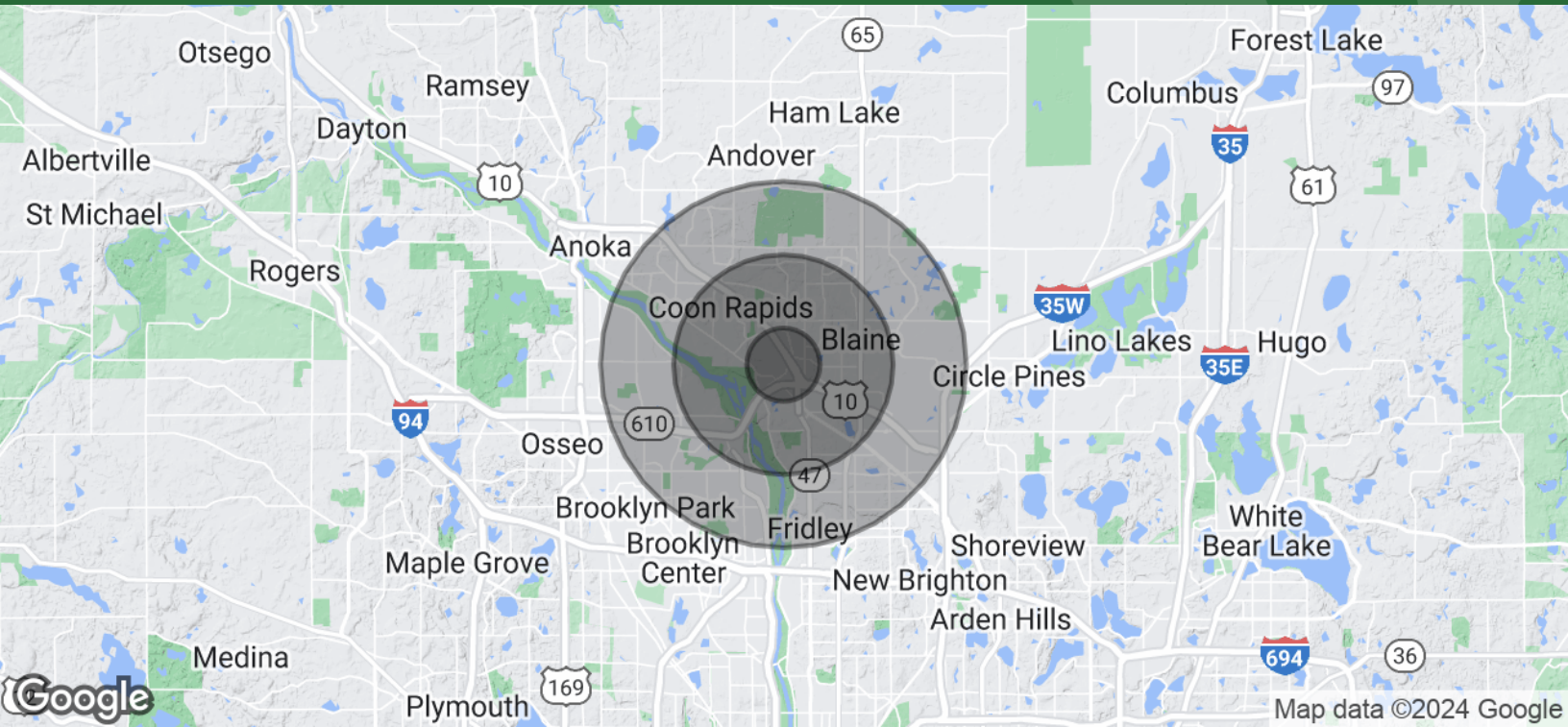
ADDITIONAL PHOTOS

455 99TH AVE, COON RAPIDS, MN 55433



DEMOGRAPHICS MAP & REPORT

455 99TH AVE, COON RAPIDS, MN 55433



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,629	79,262	206,779
Average Age	33.9	37.0	36.4
Average Age (Male)	32.9	35.8	35.3
Average Age (Female)	34.2	38.3	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,930	30,827	77,439
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$60,766	\$69,054	\$75,108
Average House Value	\$182,592	\$199,040	\$228,473

TRAFFIC COUNTS
89,000/day

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

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