

PROPERTY SUMMARY

9145 SPRINGBROOK DR, COON RAPIDS, MN 55433



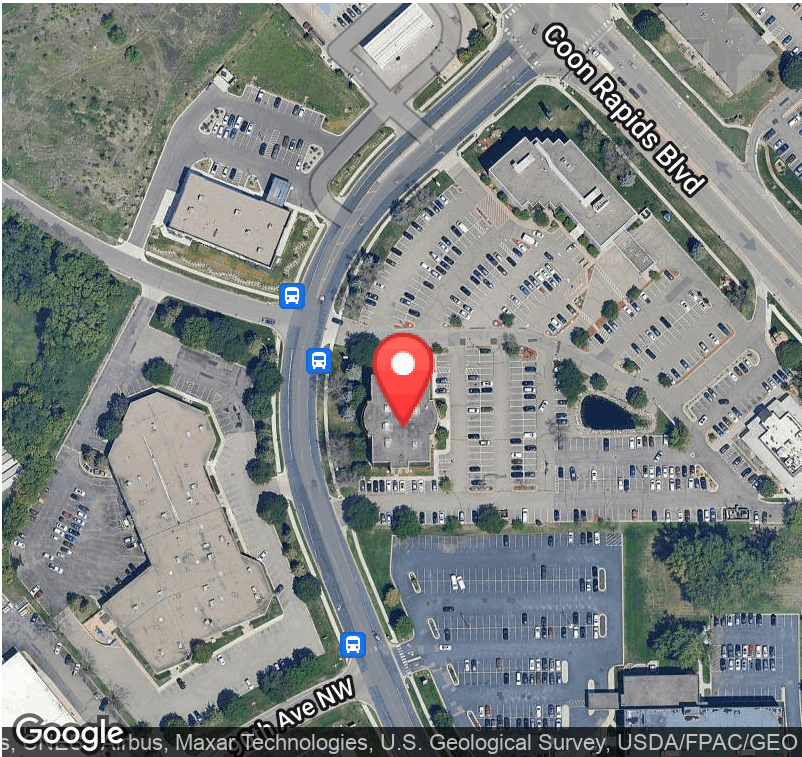
PROPERTY HIGHLIGHTS

- Abundant Parking
- Close Proximity To Freeways, Northtown Mall, Allina MedicalCenter, Hotels & Restaurant
- Major Tenants Include Minnesota Gastroenterology and Park Dental Group

OFFERING SUMMARY

Lease Rate:	Negotiable
2024 CAM/Taxes:	\$16.01
Available SF:	371 - 3,007 SF
Building Size:	31,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,553	30,215	80,011
Total Population	6,421	77,026	210,595
Average HH Income	\$64,248	\$69,687	\$72,372



Office Building For Lease

Springbrook Executive Plaza

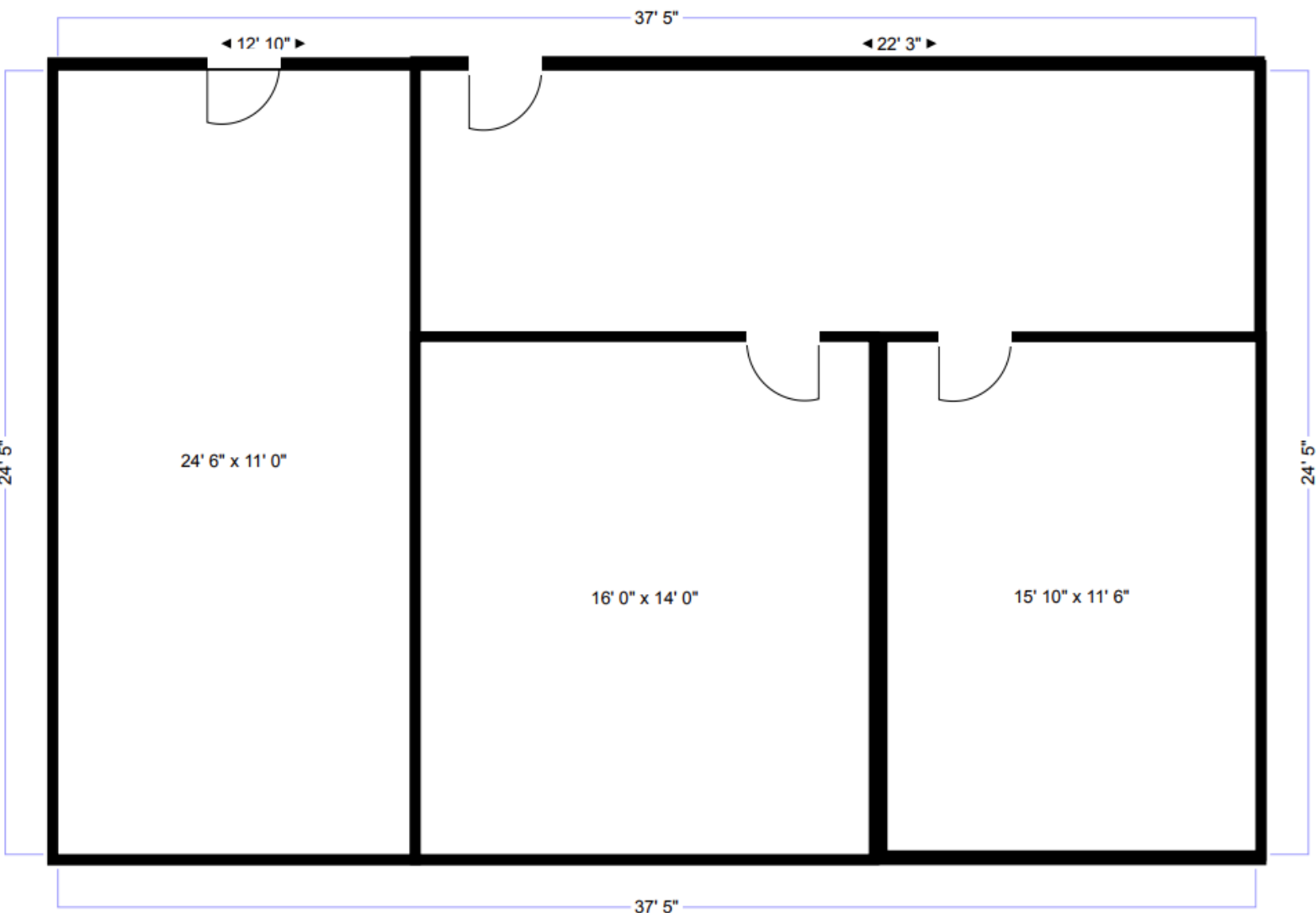
SUITE 201 - 371 SF

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SUITE 202 - 795 SF

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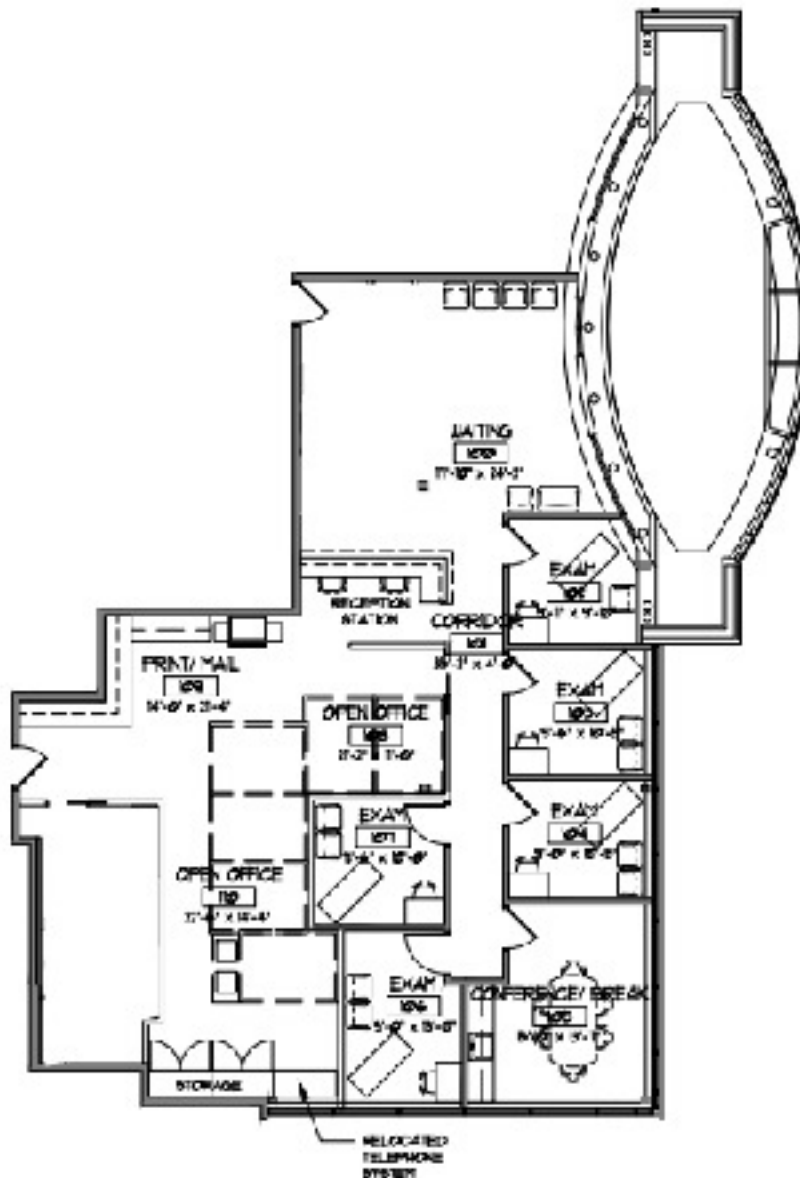


SUITE 204 - 3,007 SF

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Springbrook Suite 204

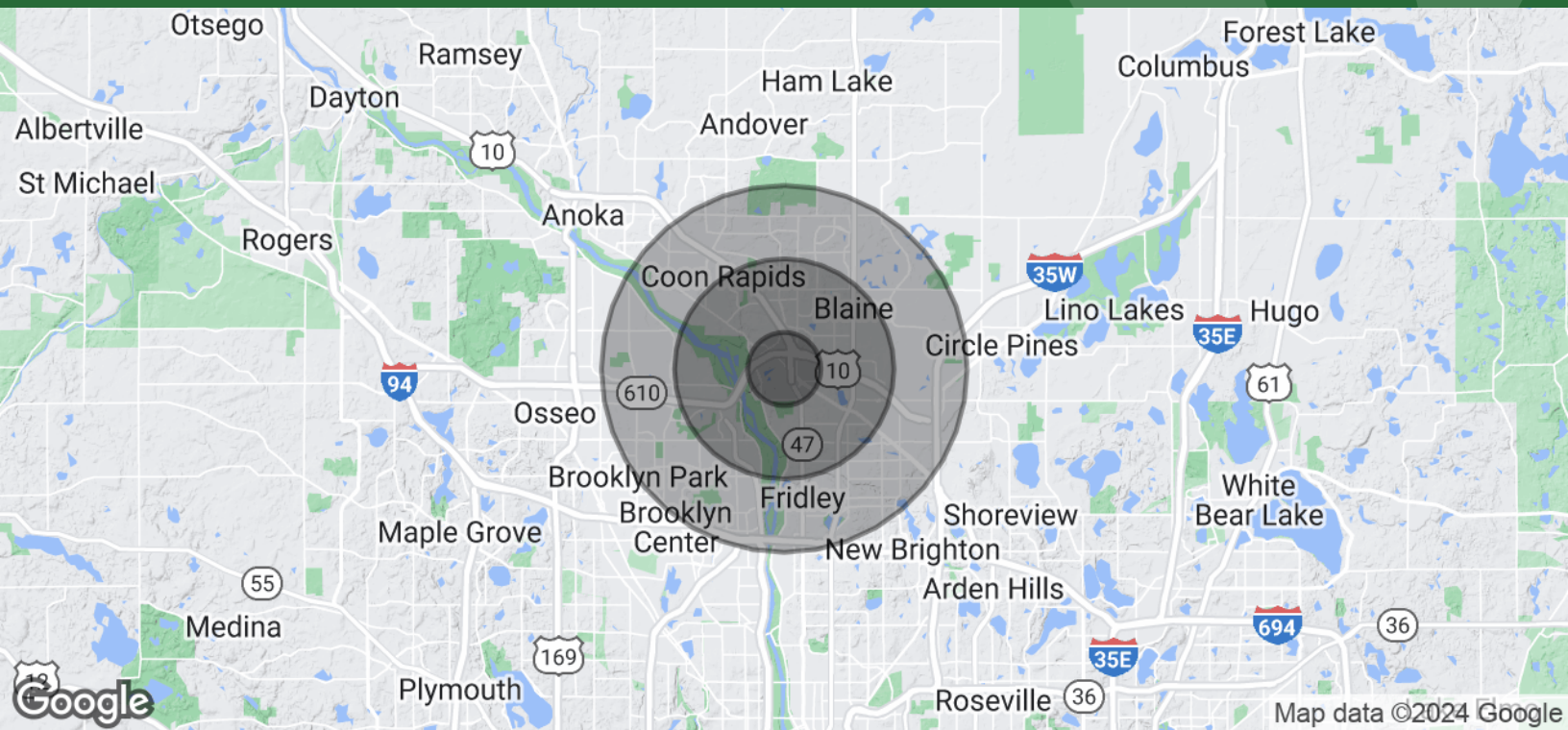
SF 3,007





DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,421	77,026	210,595
Average Age	35.4	37.6	36.4
Average Age (Male)	34.5	36.1	35.4
Average Age (Female)	35.7	39.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,553	30,215	80,011
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,248	\$69,687	\$72,372
Average House Value	\$189,656	\$203,225	\$225,462

\* Demographic data derived from 2020 ACS - US Census