

PROPERTY SUMMARY

9920 FOLEY BLVD, COON RAPIDS, MN 55433



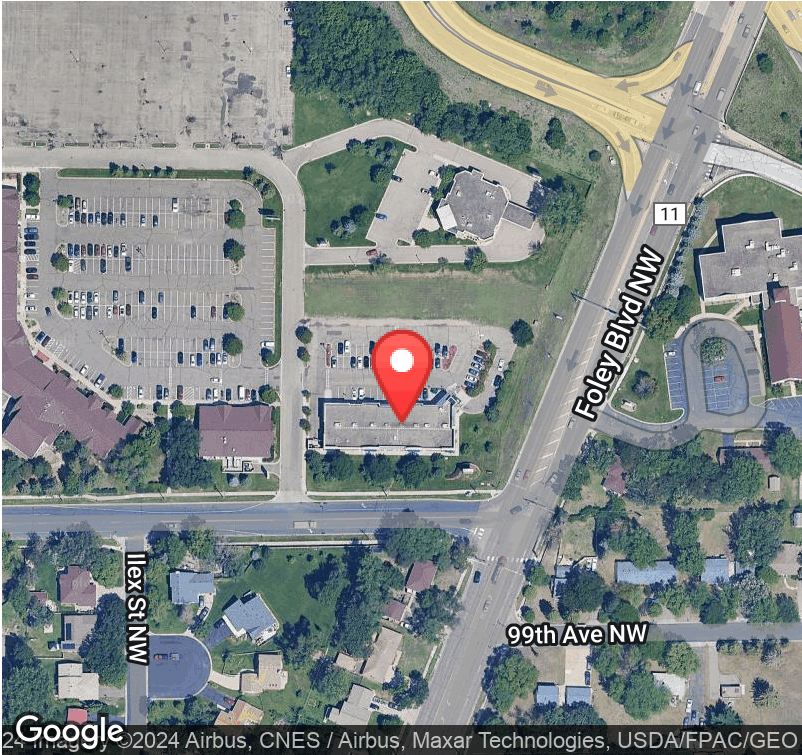
PROPERTY HIGHLIGHTS

- Fully Built Out Office Suites Available
- Located within a Vibrant Retail Center
- Visibility from HWY 610
- Located Near Growing Neighborhoods
- Traffic Counts: 89K+ VPD on Hwy 10, 56K+ VPD on Hwy 610

OFFERING SUMMARY

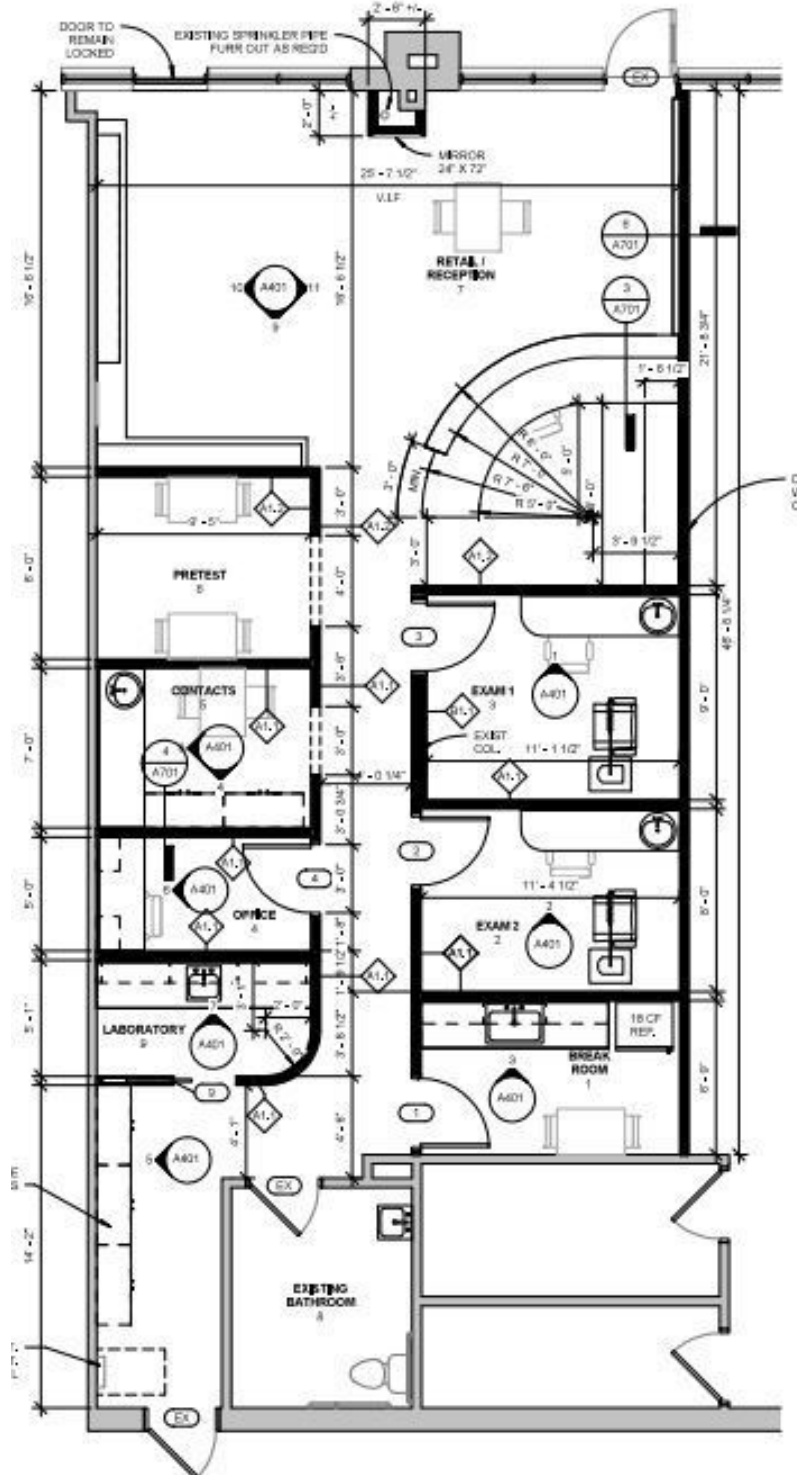
Lease Rate:	Negotiable
Available SF:	1,415 - 3,244 SF
2024 CAM/Taxes:	\$14.06

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,065	30,808	77,400
Total Population	7,986	79,147	206,238
Average HH Income	\$60,860	\$68,828	\$74,950



SUITE 120 - 1,415 SF

9920 FOLEY BLVD, COON RAPIDS, MN 55433



SUITE 120 - 1,514 RSF

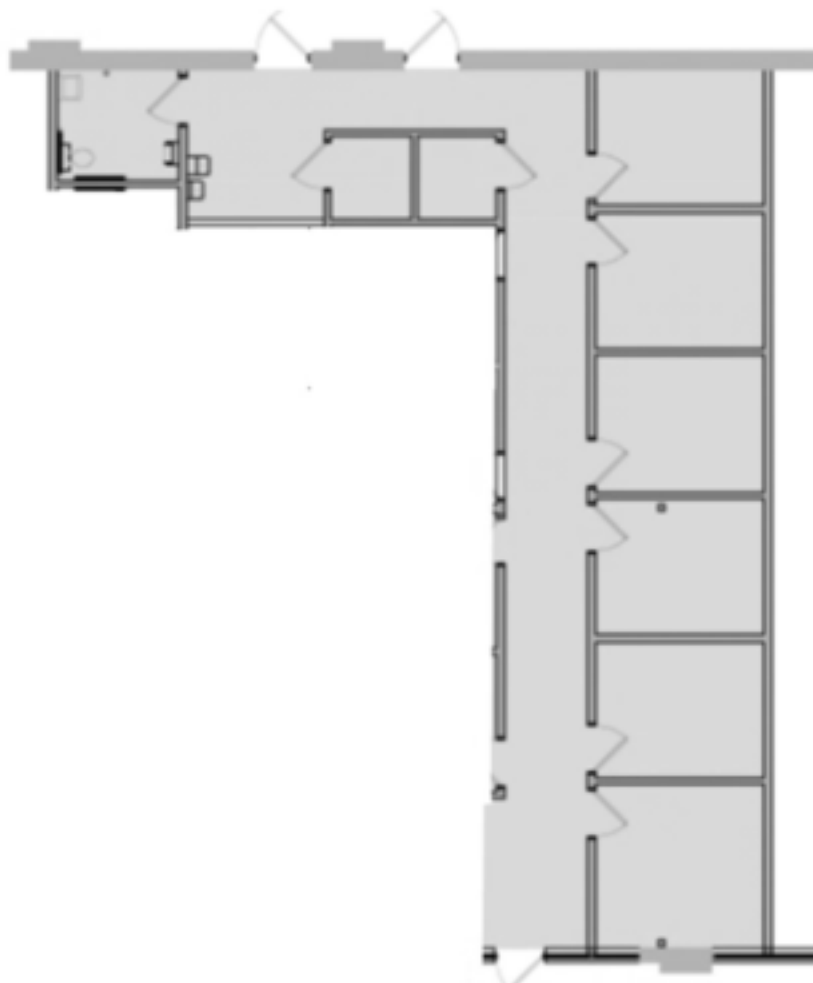
FLOOR PLAN
1/4" = 1'-0"

SUITE 155 - 1,604 SF

9920 FOLEY BLVD, COON RAPIDS, MN 55433

Pine Cone Plaza

Suite 155 - 1,604 SF



SUITE 150 - 1,604 RSF

Retail Property For Lease

Pine Cone Plaza

ADDITIONAL PHOTOS

9920 FOLEY BLVD, COON RAPIDS, MN 55433



DAN HEBERT

Senior Vice President

651.255.5558

danhebert@gaughancompanies.com

ADDITIONAL PHOTOS

9920 FOLEY BLVD, COON RAPIDS, MN 55433



Retail Property For Lease

Pine Cone Plaza

ADDITIONAL PHOTOS

9920 FOLEY BLVD, COON RAPIDS, MN 55433



DAN HEBERT

Senior Vice President

651.255.5558

danhebert@gaughancompanies.com

Retail Property For Lease

Pine Cone Plaza

ADDITIONAL PHOTOS

9920 FOLEY BLVD, COON RAPIDS, MN 55433



DAN HEBERT

Senior Vice President

651.255.5558

danhebert@gaughancompanies.com