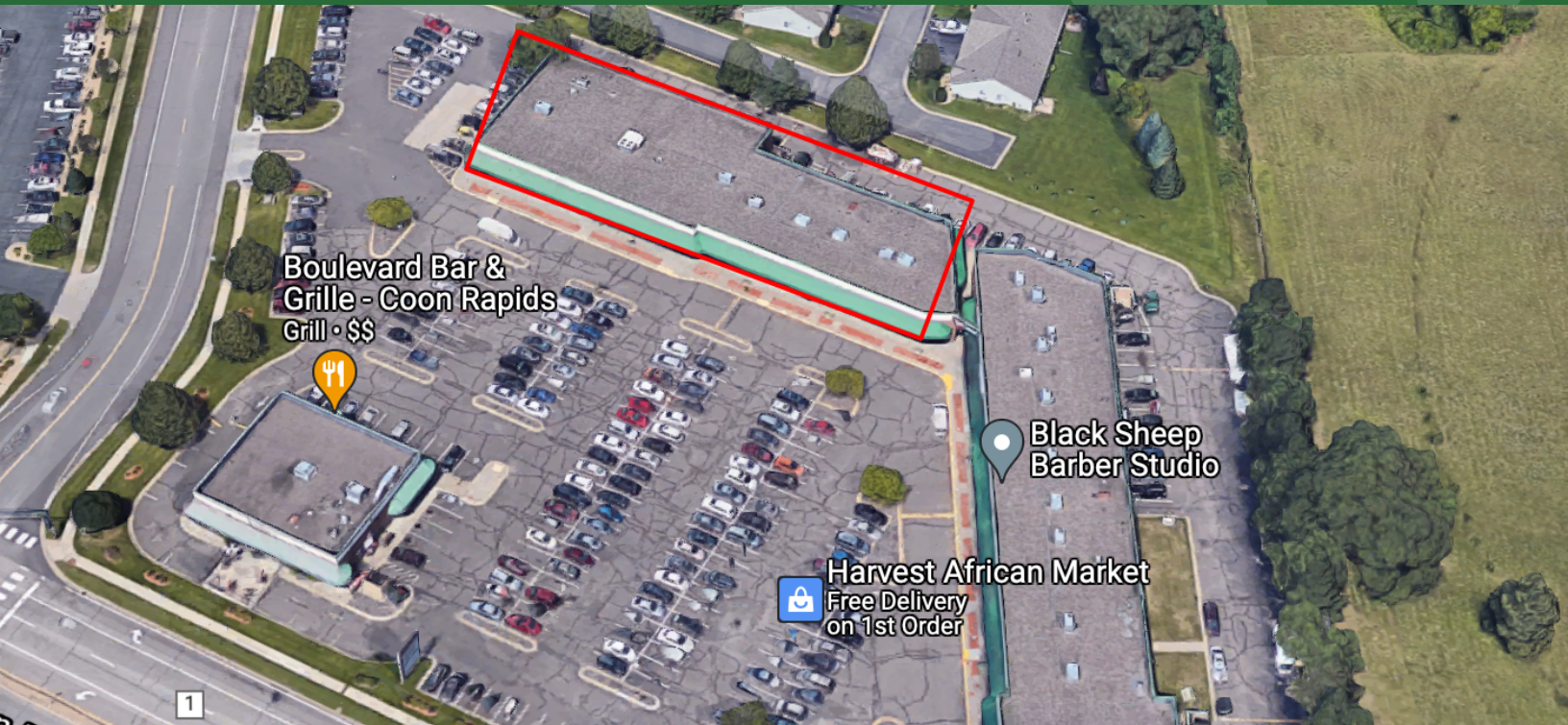


2nd Generation Call Center For Lease Up To 17,239SF

Round Lake Shoppes

PROPERTY SUMMARY

3397 COON RAPIDS BLVD., COON RAPIDS, MN 55433



PROPERTY DESCRIPTION

Neighborhood Center with Abundant Parking

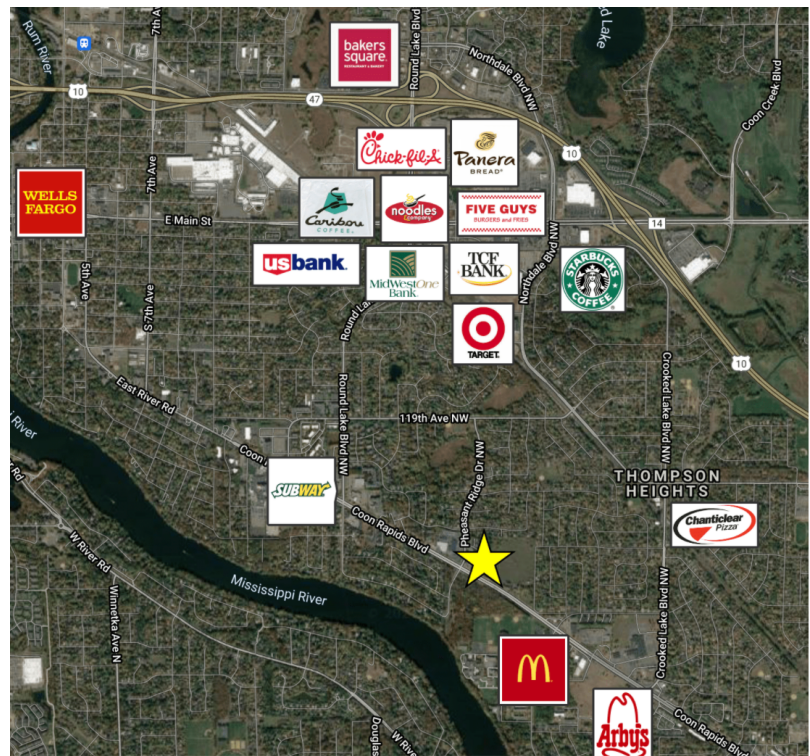
PROPERTY HIGHLIGHTS

- 2nd Generation Call Center
- Spacious Break Room
- Newly Renovated Space

OFFERING SUMMARY

Lease Rate:	Negotiable
2022 CAM & Taxes:	\$6.49psf
Available SF:	17,239 SF
Building Size:	42,088 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,000	28,381	64,164
Total Population	10,737	76,341	175,758



DAN HEBERT

Senior Vice President

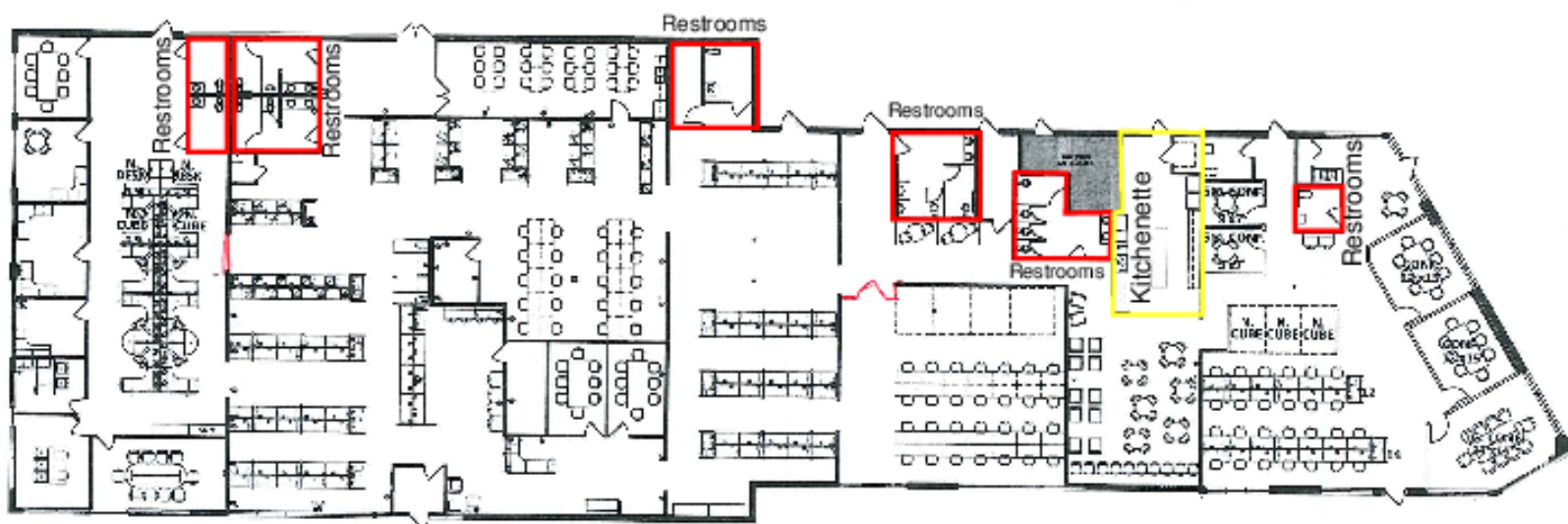
651.255.5558

danhebert@gaughancompanies.com

FLOOR PLANS

3397 COON RAPIDS BLVD., COON RAPIDS, MN 55433

Suite 3397
17,239 SF



Retail Property For Lease

Round Lake Shoppes

ADDITIONAL PHOTOS

3397 COON RAPIDS BLVD., COON RAPIDS, MN 55433



 GAUGHAN

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