

3500 SF QSR BUILD TO SUIT PADSITE

9920 FOLEY BLVD, COON RAPIDS, MN 55433

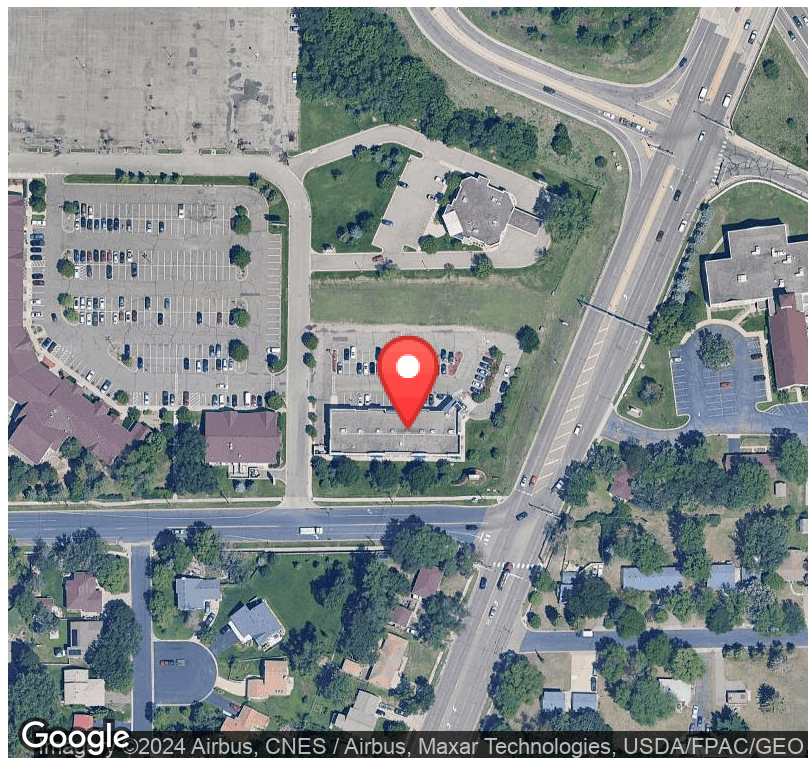


## PROPERTY DESCRIPTION

Padsite for sale (negotiable or build to suit) with excellent visibility on Foley Boulevard with 20,000 plus vehicles per day.

## LOCATION INFORMATION

- 3,500 SF
- Build to Suit with Drive-Thru
- Visible from major MN Hwy 47 & 610 with 88,000 VPD
- Surrounding tenants include: Starbucks, All State, Sammy's Pizza, Fantastic Sam's, and DEVO Fitness.
- Pylon signage available.





Land For Lease

Pine Cone Pad Site

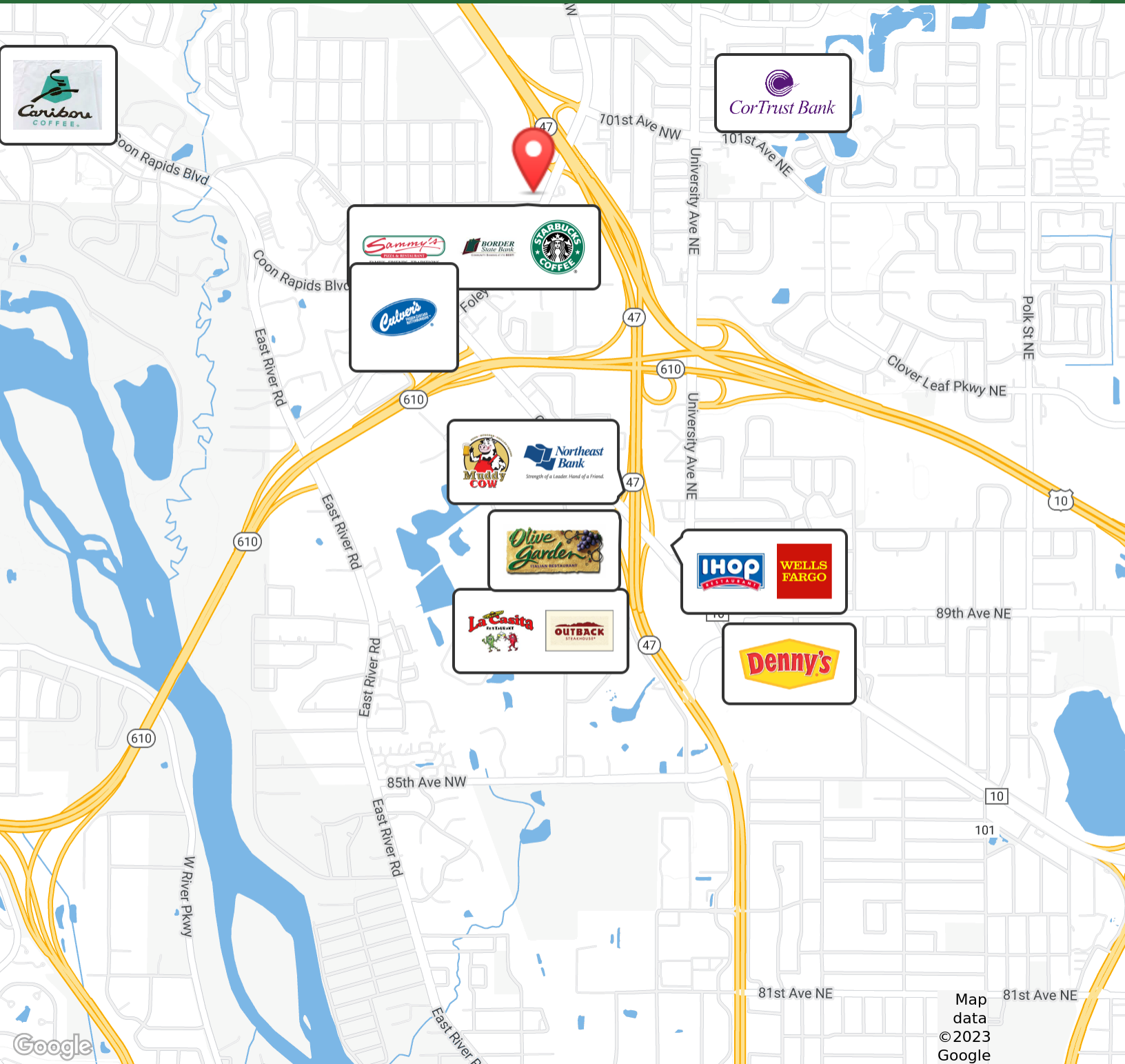
ADDITIONAL PHOTOS

9920 FOLEY BLVD, COON RAPIDS, MN 55433



RETAILER MAP

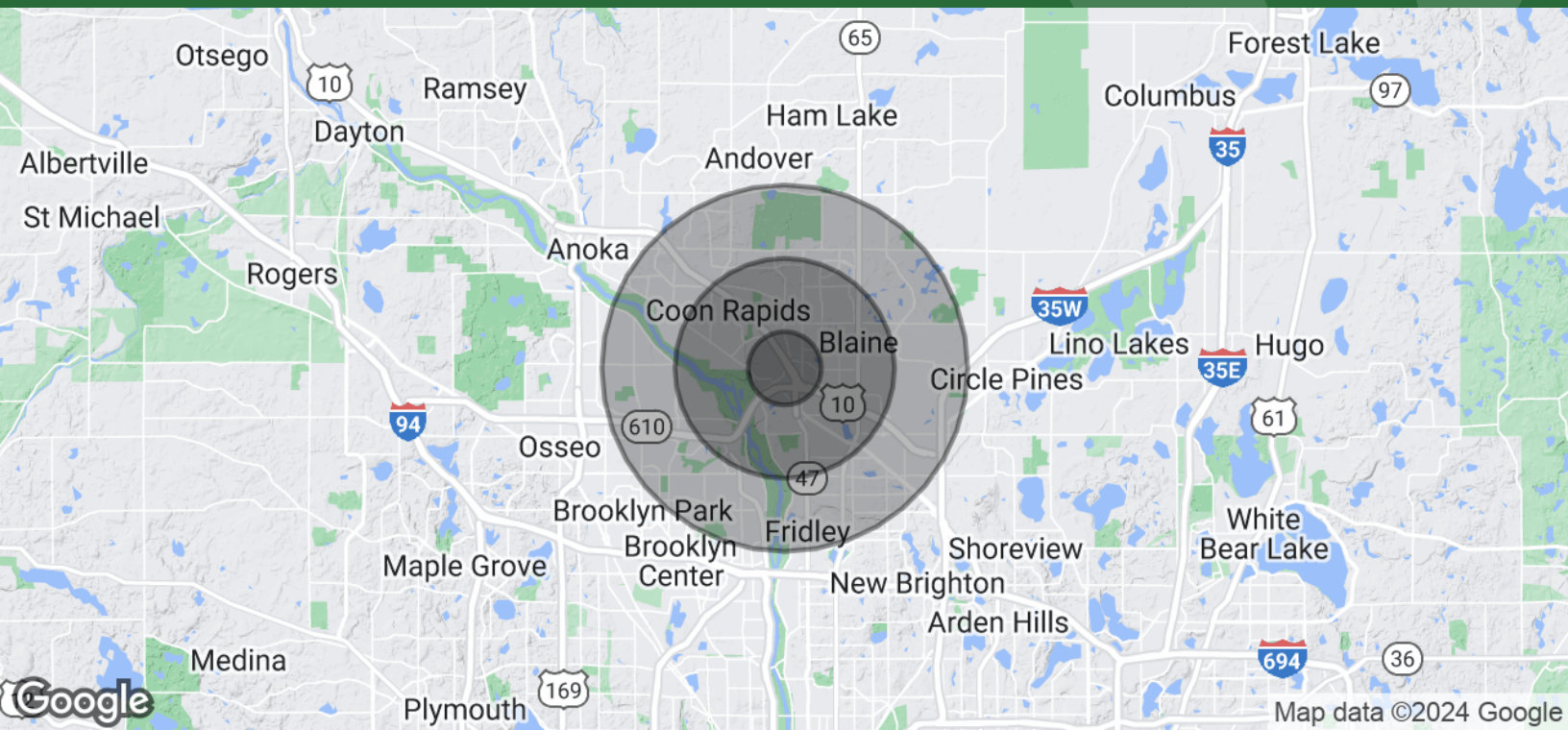
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DEMOGRAPHICS MAP & REPORT

9920 FOLEY BLVD, COON RAPIDS, MN 55433



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,986	79,147	206,238
Average Age	34.1	37.0	36.4
Average Age (Male)	32.9	35.8	35.4
Average Age (Female)	34.5	38.4	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,065	30,808	77,400
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$60,860	\$68,828	\$74,950
Average House Value	\$178,848	\$197,755	\$227,595

TRAFFIC COUNTS
/day

2020 American Community Survey (ACS)