

PROPERTY HIGHLIGHTS

301 COON RAPIDS BOULEVARD NORTHWEST, COON RAPIDS, MN 55433

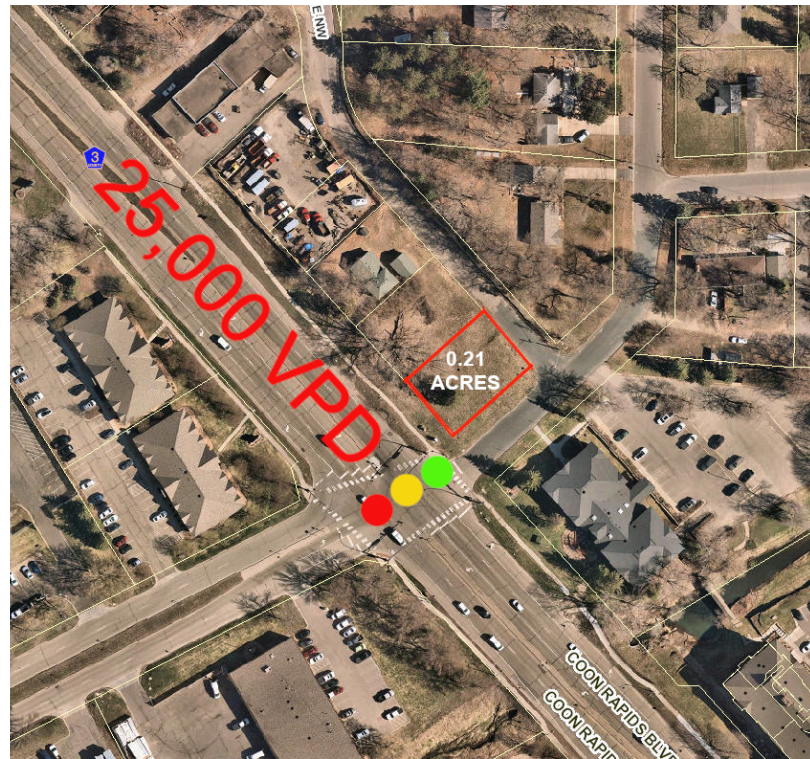


PROPERTY DESCRIPTION

0.21 Acre Corner Lot
Controlled Intersection
25,000 VPD Coon Rapids Blvd

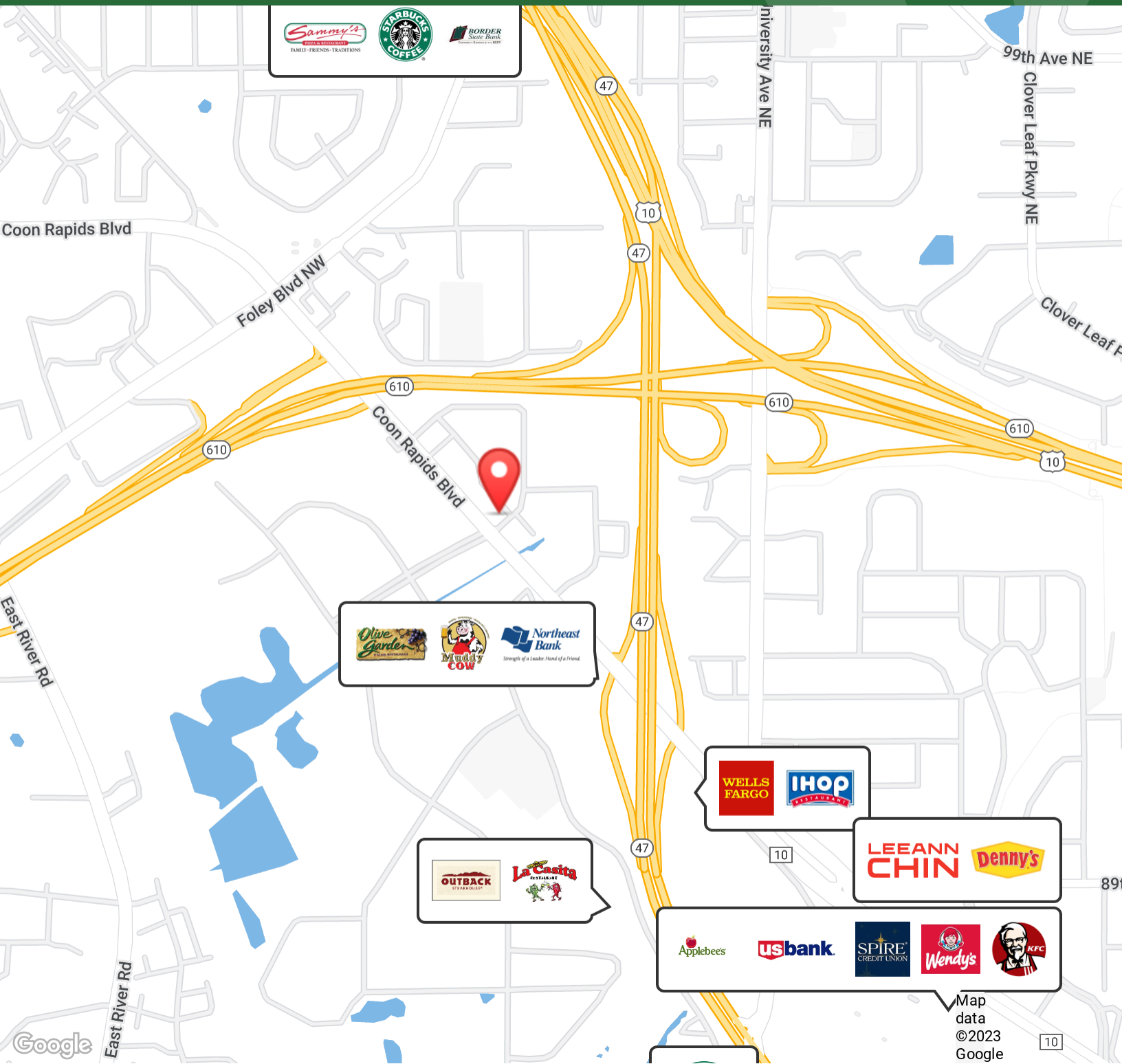
THE FOLLOWING USES ARE PROHIBITED WITH THE PORT EVERGREEN:

- Quad homes
- Townhouse units that share walls other than side walls
- Adult-oriented businesses as regulated by Chapter 5-2200
- Automobile sales lots
- Motor vehicle body work or spray painting
- Motor vehicle fuel sales and service stations with more than eight dispensing hoses simultaneously operable
- Single-family detached home



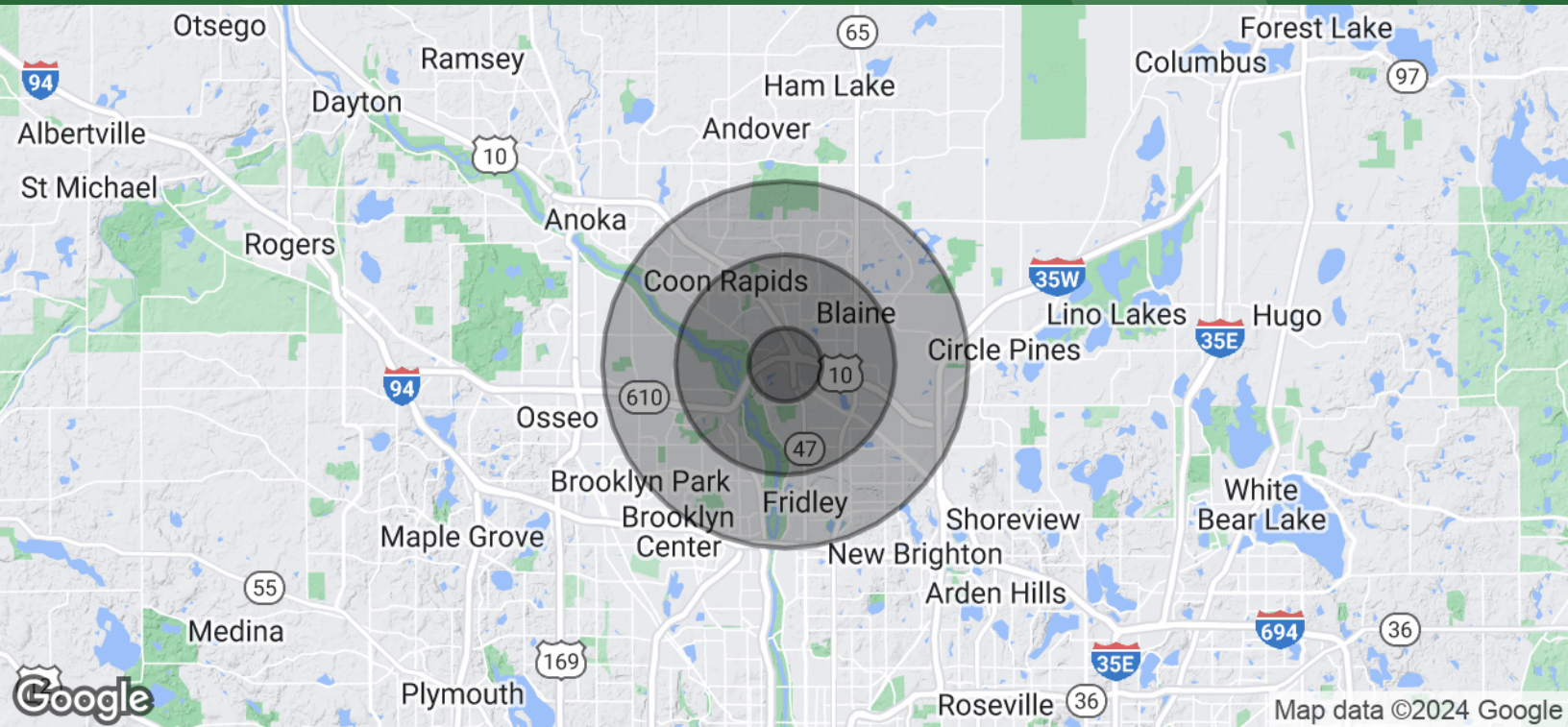
RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,039	73,503	211,524
Average Age	41.5	39.7	38.1
Average Age (Male)	37.4	38.2	36.6
Average Age (Female)	44.0	41.7	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,900	28,566	80,388
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$69,939	\$82,066	\$88,411
Average House Value	\$193,659	\$204,940	\$226,508

* Demographic data derived from 2020 ACS - US Census