

# 1.85 Acre Commercial Lot for Sale in Coon Rapids

Gaughan Companies

PRICE NEGOTIABLE

9300 SPRINGBROOK DRIVE, COON RAPIDS, MN 55433



## PROPERTY DESCRIPTION :

- 1.85 Acre Lot
- Ample Parking
- Visible from Hwy 47 with 19,000 VPD
- Off Coon Rapids Blvd with 20,000 VPD Zoned
- PORT Evergreen ( View Permitted Uses ) 2023
- Property Taxes: \$1,546.00



**DAN HEBERT**

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## RETAILER MAP

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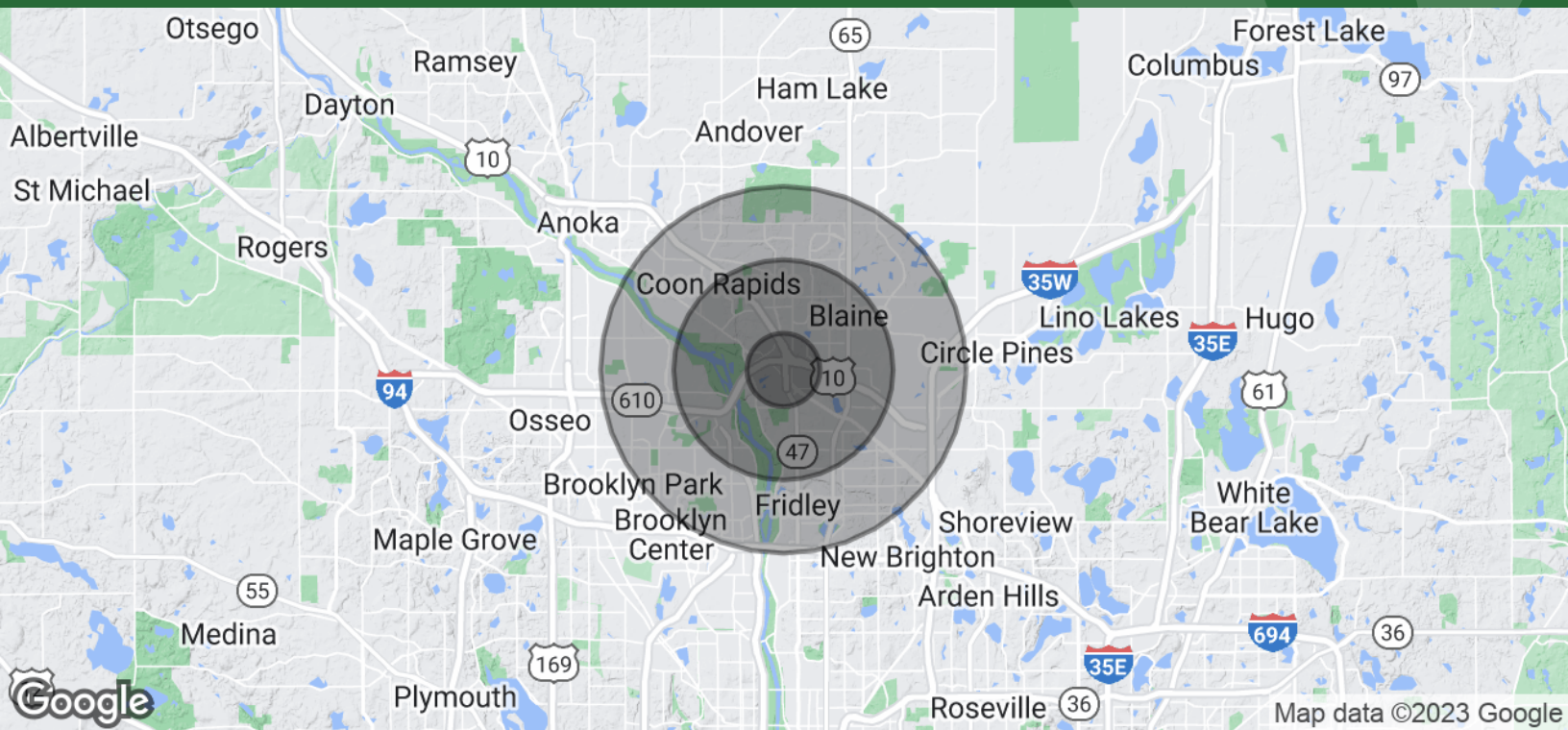


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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,256	72,183	210,206
Average Age	41.6	39.6	38.1
Average Age (Male)	37.4	38.1	36.7
Average Age (Female)	44.0	41.7	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,995	27,999	80,033
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$69,840	\$81,706	\$88,341
Average House Value	\$192,654	\$204,051	\$226,361

\* Demographic data derived from 2020 ACS - US Census