



# THE PROPERTY

# BIG BOX SUBLEASE

## COON RAPIDS, MN

### address

12550 Riverdale Boulevard  
Coon Rapids, MN 55448  
Riverdale Village

### availability

44,700 SF Sublease  
Parking count - 211

### features

- Excellent visibility to the main entrance to Riverdale Village on Main Street in Coon Rapids
- White Box delivery
- Large parking field
- Across intersection from a strong Costco

### infographics data (within 5 miles)

 **\$73,485** median  
disposable income

 **\$4,772** dining out

 **\$7,879** health care

 **\$298,731** median  
home value

### neighboring tenants



### demographics

	3 MILE	5 MILE	7 MILE
AVG HOUSEHOLD INCOME	\$106,862	\$118,197	\$117,500
POPULATION	74,840	168,671	287,31
DAYTIME POPULATION	68,269	144,689	250,940
HOUSEHOLDS	29,068	61,838	104,539





# PROPERTY SPACE PLAN



Main Street

Riverdale Drive





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COON, RAPIDS, MINNESOTA

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