



FOR LEASE

(4,400 SF)

SHOWROOM / RETAIL BUILDING
11620 CROOKED LAKE BLVD. NW
COON RAPIDS, MN 55433



JEFF PENFIELD

612.325.2067

jpenfield@arrowcos.com



CHAD WEEKS

612.619.9911

cweeks@arrowcos.com



Lease Rate: Negotiable

\$0.91 / psf Tax

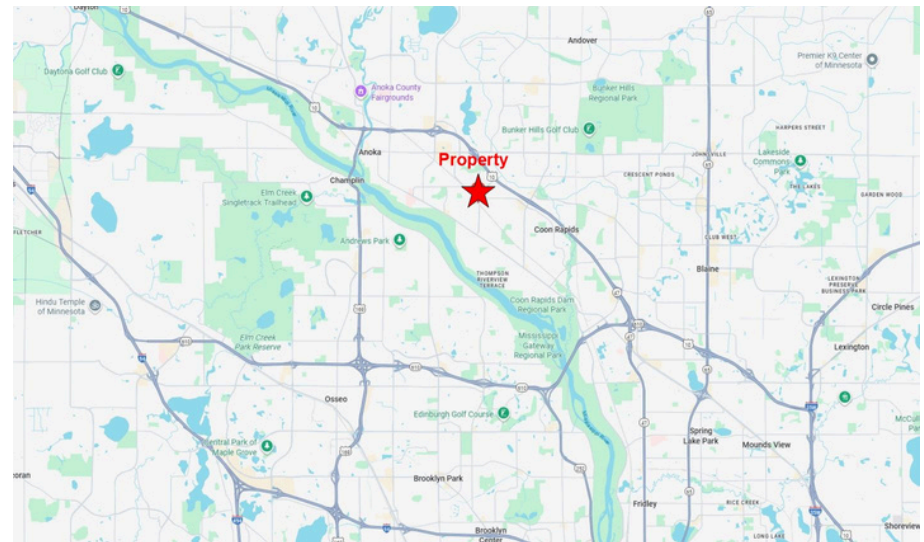
\$3.00 / psf Cam

HIGHLIGHTS



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- **Building:** 4,400 SF stand alone retail building with showroom, warehouse and offices.
- **Showroom:** 2,400 sf which includes back showroom area / warehouse of 1,000 sf.
- **Office Area:** Multiple offices, restrooms and work / mechanical area.
- **Drive-in Door:** Side Drive-in Door (8' x 8').
- **Parking Lot:** Includes 30 parking stalls and 250' of frontage on Crooked Lake Blvd.
- **Signage:** Building signage and pylon signage on Crooked Lake Blvd.



ARROW REAL ESTATE CORP.
7365 KIRKWOOD COURT N., SUITE 335
MAPLE GROVE, MN 55369
(763) 424 - 6355
WWW.ARROWCOS.COM

FEATURES



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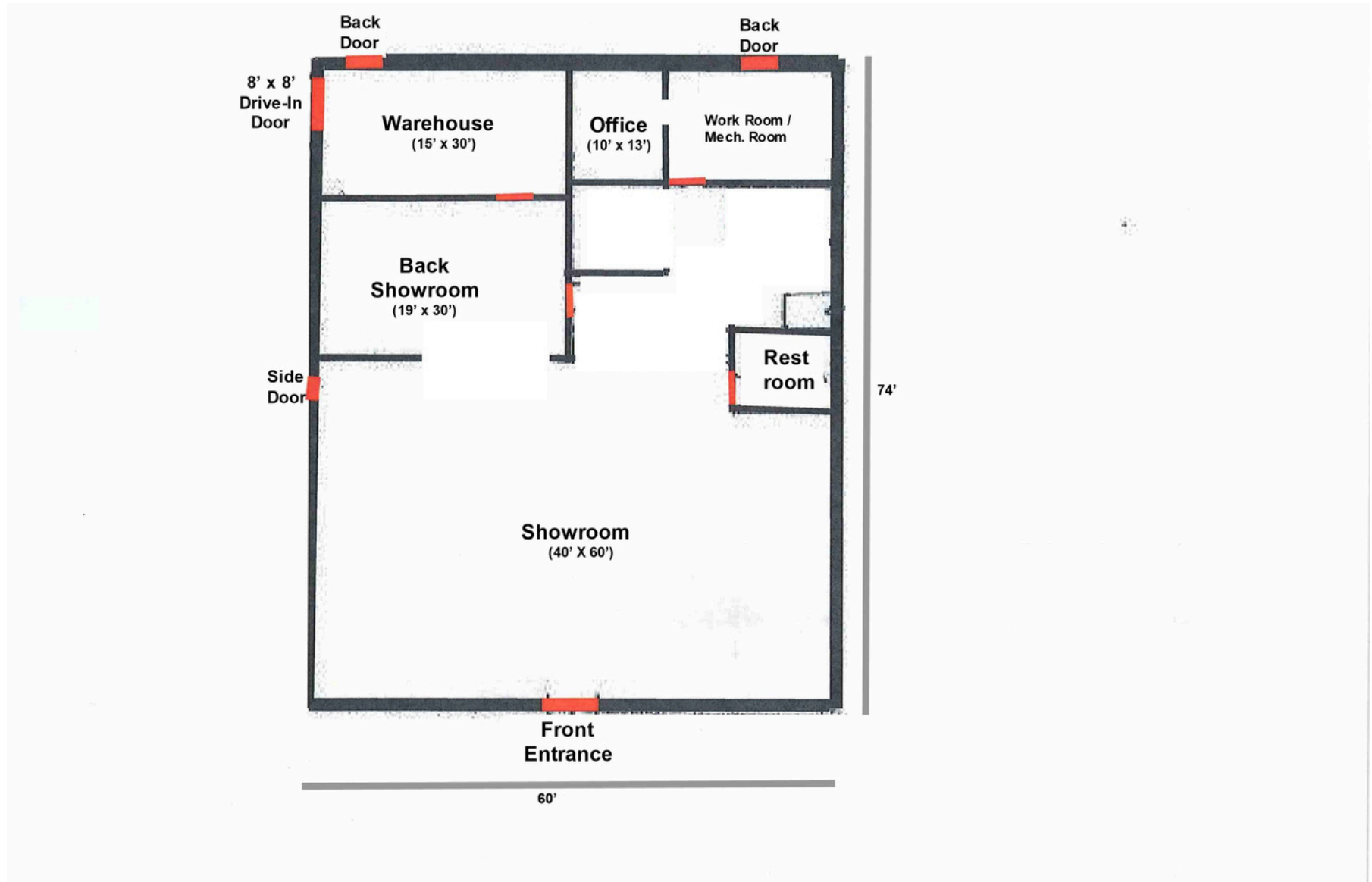
- Convenient location near the intersection of Northdale Blvd & Crooked Lake Blvd.
- Perfect building for any small retail business looking for office, showroom and warehouse.
- 10,750 Vehicles Per Day (Crooked Lake Blvd & Northdale Blvd)
- 2024 Average Household Income - \$109,989
- 2024 Population of 189,715



FLOORPLAN



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PHOTOS



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COON RAPIDS

CITY INFORMATION



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COON RAPIDS...COMMUNITY STRENGTH...FOR GENERATIONS

COON RAPIDS, MINNESOTA IS AN EXCITING COMMUNITY SITUATED ALONG THE MISSISSIPPI RIVER JUST 12 MILES NORTH OF MINNEAPOLIS! OUR CITY OFFERS A VARIETY OF OPPORTUNITIES FOR RECREATION AND SHOPPING, AS WELL AS GREAT HOUSING OPTIONS AND WONDERFUL OPPORTUNITIES FOR BUSINESS! 63,599 RESIDENTS CALL COON RAPIDS HOME! WITH 24 HOUR POLICE AND FIRE DEPARTMENTS, UNIQUE HOUSING PROGRAMS, AN ACTIVE VOLUNTEER COMMUNITY AND A VARIETY OF EDUCATIONAL OPPORTUNITIES, OUR CITY OFFERS SOMETHING FOR EVERYONE!

COON RAPIDS OFFERS A VARIETY OF COMMUNITY EVENTS INCLUDING THE WELL-KNOWN 4TH OF JULY COMMUNITY CELEBRATION (WITH ONE OF THE BEST FIREWORKS DISPLAYS IN THE STATE) SUMMER AND WINTER CONCERTS, MOVIE IN THE PARK EVENTS, FARMERS MARKET, PET FAIR, SAFETY CAMPS AND A VARIETY OF OTHER ACTIVITIES. THERE'S TRULY SOMETHING FOR EVERYONE HERE IN COON RAPIDS!

COON RAPIDS OFFERS 48 PARKS, MORE THAN 40 MILES OF TRAILS, THE AWARD WINNING BUNKER HILLS GOLF CLUB AND 2 REGIONAL PARKS. FROM BIKING AND HIKING TO FISHING AND OTHER SPORTS OPPORTUNITIES, YOU WON'T BE BORED IN COON RAPIDS. THROUGH PARTNERSHIPS WITH SPORTS ASSOCIATIONS AND COMMUNITY EDUCATION, YOUTH SPORTS AND OTHER CLASSES ARE AVAILABLE YEAR-ROUND. ADULT ACTIVITIES FOR SOFTBALL, GOLF AND OTHER LEISURE ACTIVITIES ARE ALSO OFFERED. THE COON RAPIDS SENIOR CENTER ALSO OFFERS A VARIETY OF ACTIVITIES FOR SENIORS 55+ FROM DAY TRIPS TO CLASSES, ACTIVITIES AND SENIOR DINING.

