



Highway 10 & Round Lake Boulevard | Coon Rapids, MN 55448

RIVERDALE CROSSING

FOR LEASE
UP TO 119,900 SF

FOR LEASE

Riverdale Crossing is a highly visible and easily accessible 333,480 SF community shopping center located along busy Highway 10 in Coon Rapids. With a signalized intersection at its entrance, the center offers smooth ingress and egress for daily shoppers.

Anchored by Cub Foods and Hobby Lobby, Riverdale Crossing benefits from consistent foot traffic and a diverse mix of national and regional tenants. Originally built in 1990 and acquired by HJ Development in 2005, the property remains a cornerstone retail destination in the growing northwest metro.

ADDRESS

Riverdale Drive, Coon Rapids, MN 55448

CENTER SIZE PARKING RATIO

344,430 SF 4:1000

TRAFFIC COUNTS

Hwy 10 - 69,168 VPD
Round Lake - 32,000 VPD

DEMOGRAPHICS

	1- Mile	3-Miles	5-Miles
 Population	8,162	69,910	156,319
 Daytime Population	7,933	35,420	58,895
 Households	3,258	27,361	57,672
 Average HH Income	\$102,164	\$109,774	\$123,125

DATA SOURCE: STDB | ESRI



PROPERTY HIGHLIGHTS

Well established Center Anchored by Cub Foods & Hobby Lobby

Multi-Building Development

Great Visibility along Hwy 10

Signalized Entrance

Negotiable Rates & TI's

Immediate Occupancy Available

Ideal Location for a Variety of Retail or Service-Related Uses

Proposed Pad Sites for Lease

Multi-Tenant
Space Options

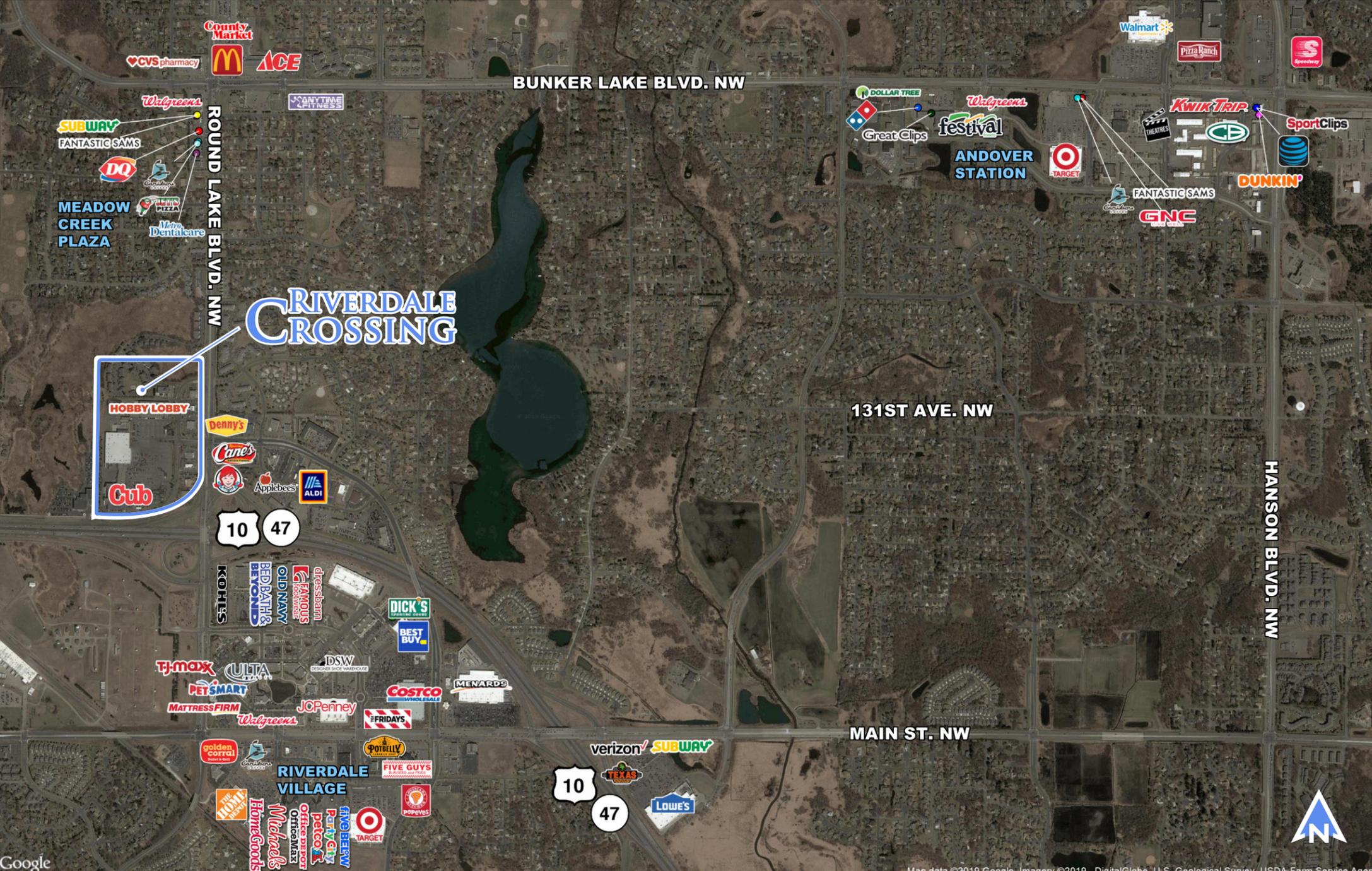


- FORMER WALMART
- 21' CEILINGS
16.8' CLEAR
- ABUNDANT PARKING
- DOCK DOORS
- FLEXIBLE LAYOUT

AVAILABILITIES

13020 Riverdale	13131 Riverdale
119,900 SF	4,300 SF
13060 Suite 700	13040 Suite 400
1,106 SF	8,000 SF
Proposed Pad Site Options For Lease	





PROMINENT AREA RETAILERS

- Cub Foods
- Hobby Lobby
- TJ Maxx
- Kohl's
- Dick's Sporting Goods
- Costco Wholesale
- Menards
- Aldi
- Best Buy
- Toyota
- Burlington
- Target



RIVERDALE CROSSING



 **hj development**

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For more opportunities visit: hjdevelopment.com