

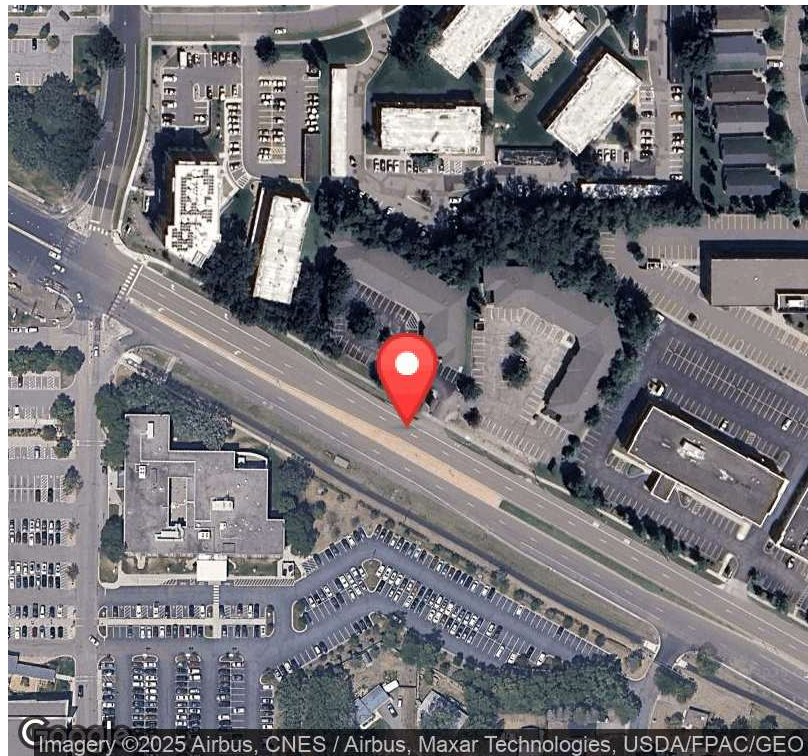
## PROPERTY SUMMARY

3903 COON RAPIDS BLVD, COON RAPIDS, MN 55433



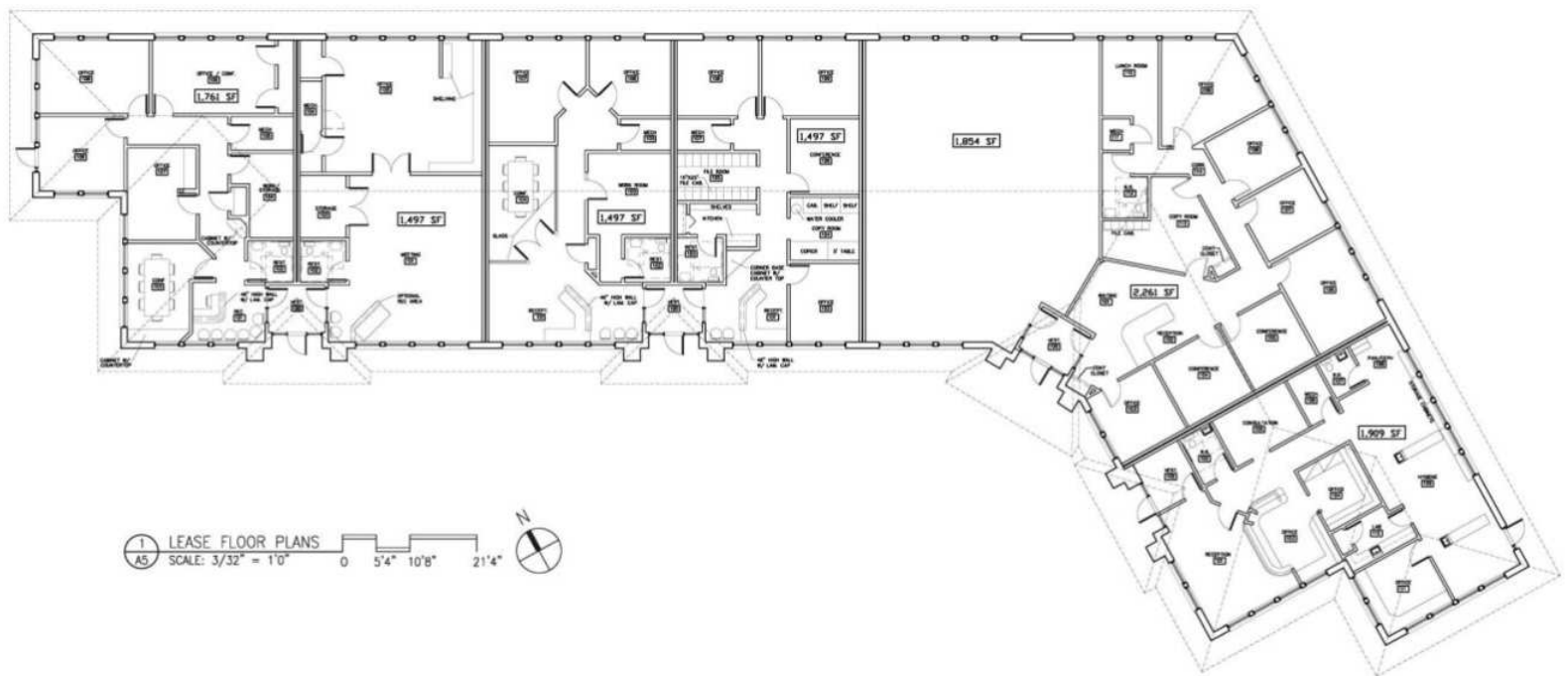
### CUSTOM HEADER

- Two second generation dental spaces.
- Convenient location that is adjacent to Mercy Hospital.
- Building signage available for tenants.
- Fully built-out, turn-key medical suites.
- Traffic counts are 13,300 vehicles per day via Coon Rapids Boulevard and 11,100 vehicles per day via Round Lake Boulevard.



FLOOR PLANS

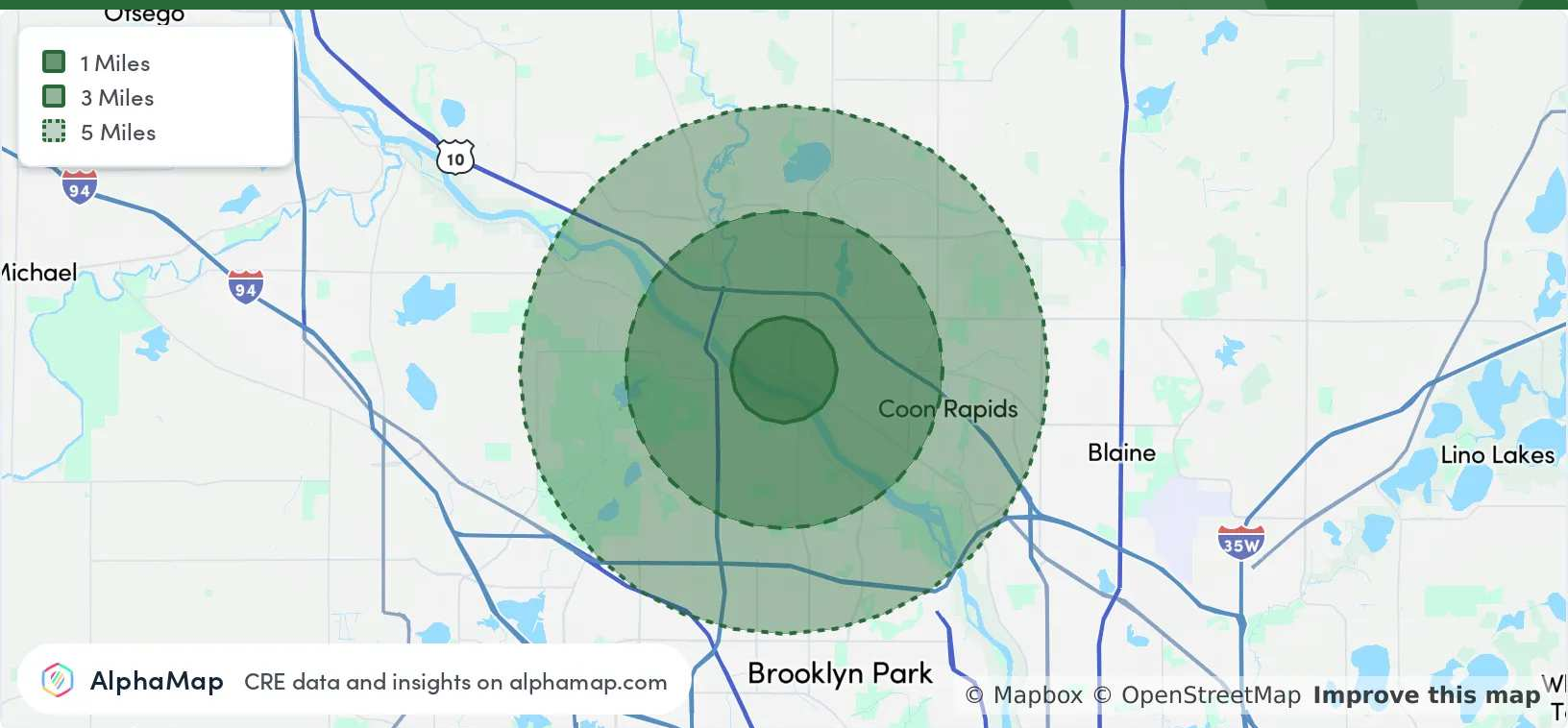
3903 COON RAPIDS BLVD, COON RAPIDS, MN 55433





## AREA ANALYTICS

3903 COON RAPIDS BLVD, COON RAPIDS, MN 55433



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,320	77,900	158,316
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,625	30,241	58,991
Persons per HH	2.4	2.6	2.7
Average HH Income	\$100,745	\$114,968	\$124,710
Average House Value	\$348,376	\$355,468	\$366,711
Per Capita Income	\$41,977	\$44,218	\$46,188

Map and demographics data derived from AlphaMap