



Former IHOP
Coon Rapids | MN
For Sublease

UPLAND
REAL ESTATE GROUP, INC.

Zach Stensland
612.436.0745
zach@upland.com

Samuel Gerlach
612.465.8529
sam@upland.com



THE OPPORTUNITY

Address	12792 Riverdale Blvd
City, State	Coon Rapids, MN 55448
Space Available	5,110 SF
Lease Rate	Negotiable
Lease Expiration	11/30/2022
CAM/Taxes 2022	To Be Determined
Year Built	2002
Parking	Shared Parking with Main Center



Population	Median HH Income	Average HH Income	Median Age
1 Mile	\$77,148	\$91,793	37.4
3 Miles	\$77,148	\$94,603	38.8
5 Miles	\$86,333	\$105,540	38.1

Location Highlights:

- Located near Mercy Hospital
- In Riverdale Village, Home to many National Retailors including DSW, Kirkland's, TJ Maxx, Ulta, PetSmart & more
- Visible from Main St NW with over 31,500 VPD



Interior Photos

Massive 20' + Long Hood already installed





THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT OR BUYER MUST VERIFY ANY INACCURACIES

Zach Stensland
612-436-0745
zach@upland.com

Samuel Gerlach
612-465-8529
sam@upland.com