



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE OR LEASE



Restaurant for Sale or Lease

3565 Northdale Blvd NW
Coon Rapids, MN

Property Features:

- Built as a Denny's Restaurant
- Outstanding location and visibility
- Great access to Hwy 10 with over 65,000 VPD
- Close proximity to nation retailers such as Target, Walmart, Home Depot, Costco, Menards, PetCo, Hobby Lobby, Michael's, TJ Max, Dicks Sporting Goods, Best Buy and much more.
- Pylon and Building Signage available
- Fully lit intersection



For Sale: \$2,000,000
Base Rent: \$12,000.00 / month NNN
Property Taxes: \$26,376.86 (2024)

FOR MORE INFORMATION, CONTACT

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612-718-9919

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Property Highlights:

- 5,235 SF stand alone building
- 0.89 Acres
- 55 parking stalls
- Built in 1998
- Shared access with Taco Bell and Holiday Gas Station
- Northdale Blvd provides direct access to Riverdale shopping area
- Abundance of retailers in the area
- Great traffic counts on Hwy 10 / Round Lake Blvd and Northdale Blvd
- Large pylon signage with visibility on Round Lake Blvd
- Second generation restaurant. Built and operated as a Denny's Restaurant

Trade Area Demographics		
1 Mile	3 Mile	5 Miles
\$90,384	\$97,097	\$105,887
Est. Avg. Income	Est. Avg. Income	Est. Avg. Income
7,077	70,888	156,826
Est. Population	Est. Population	Est. Population
2,736	26,811	57,249
Est. Households	Est. Households	Est. Households



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