



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

RIVERDALE CROSSING

FOR LEASE
UP TO 114,086 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 Walmart, 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





AVAILABILITIES

13020 Riverdale
114,086 SF

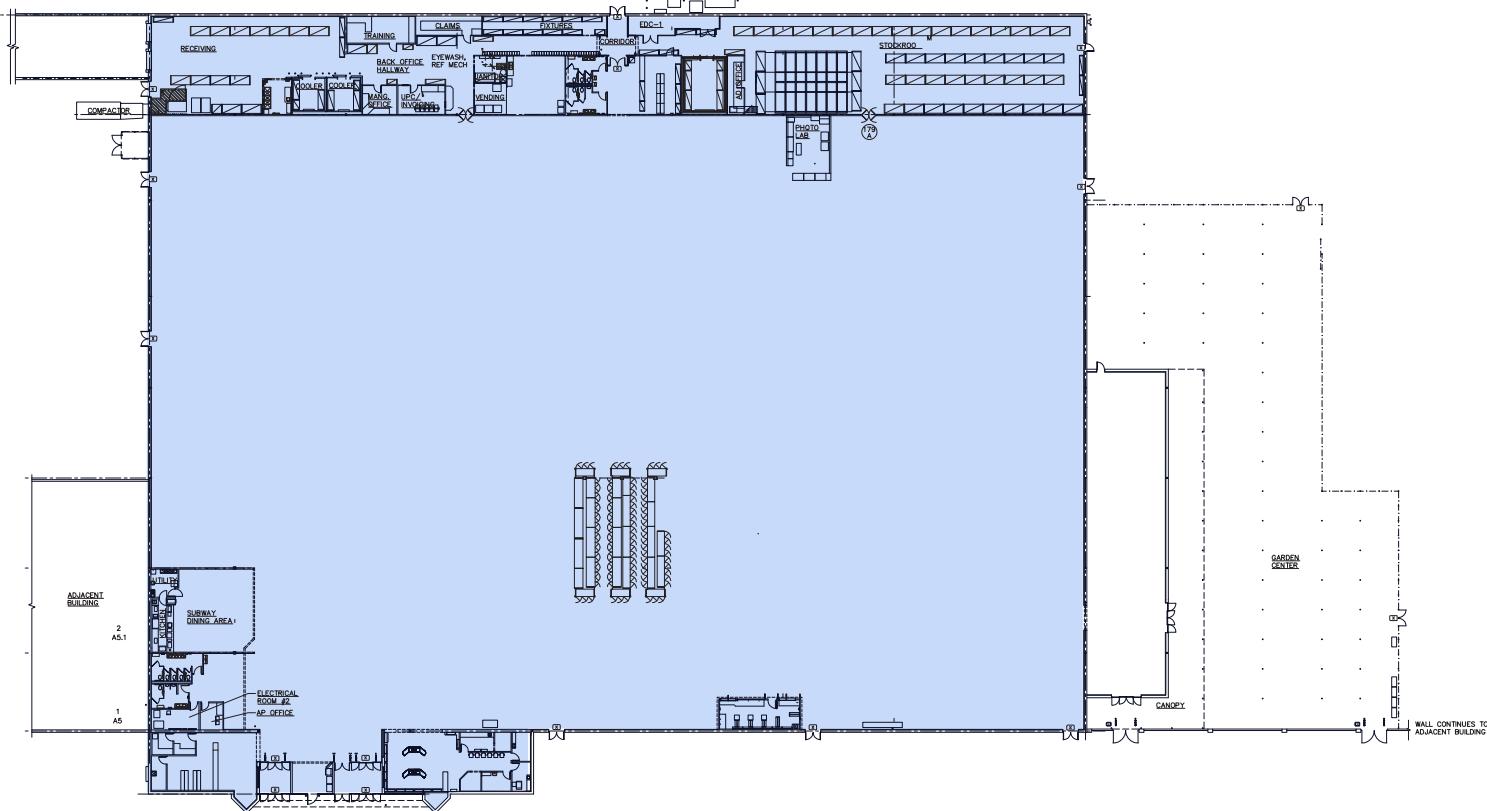
13131 Riverdale
4,300 SF

13060 Suite 700
1,106 SF

13040 Suite 400
8,000 SF



UP TO 114,086 SF



FORMER WALMART



21' CEILINGS
16.8' CLEAR



ABUNDANT PARKING



DOCK DOORS



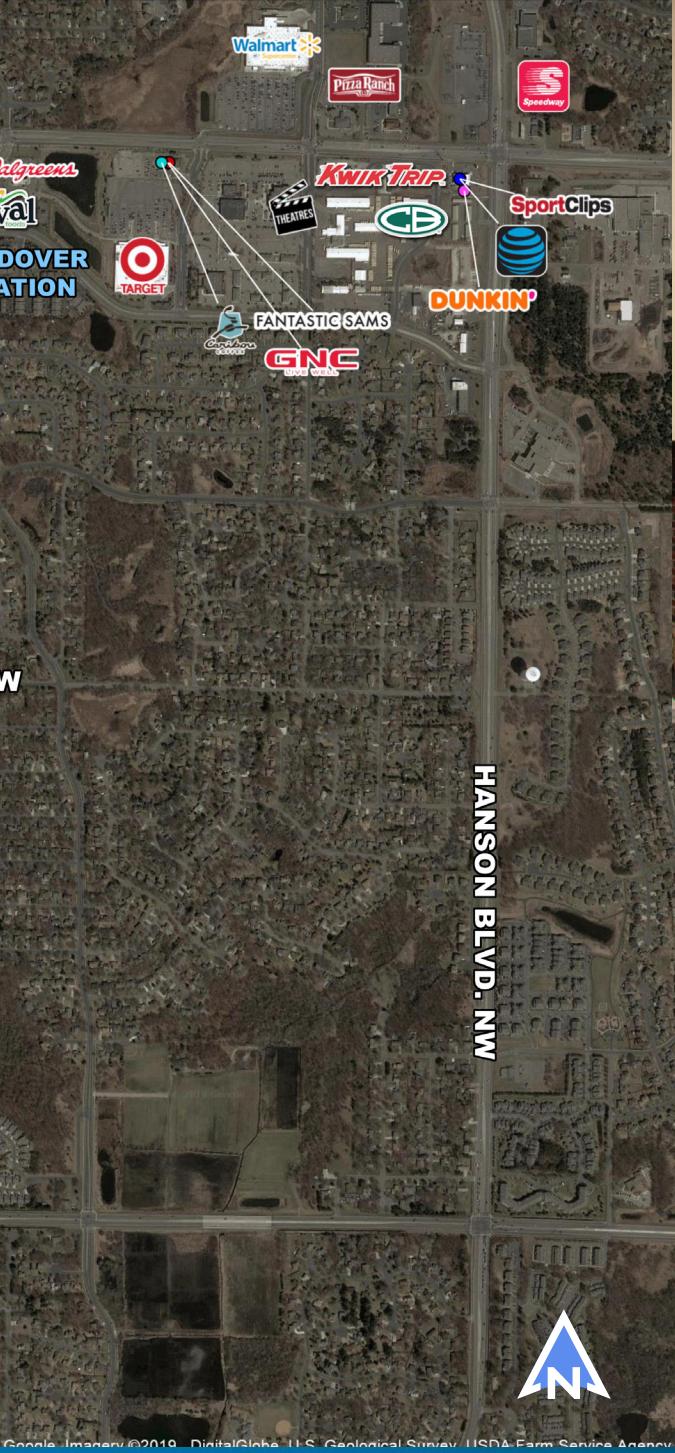
FLEXIBLE LAYOUT





Google





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PROMINENT AREA RETAILERS

Cub
FOODS

**HOBBY
LOBBY**

T.J.maxx

KOHL'S

DICK'S
SPORTING GOODS

COSTCO
WHOLESALE

MENARDS®



**BEST
BUY**

TOYOTA

Burlington



RIVERDALE CROSSING



HJ hj development

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For more opportunities visit: hjdevelopment.com