

# NORTHTOWN VILLAGE SHOPPING CENTER

20-60 NW COON RAPIDS BLVD, MINNEAPOLIS, MN 55448



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**Base Rent:** \$8.00/SF  
**CAMs & Taxes:** \$3.50/SF  
**Listing Space:** 1st Floor  
**Property type:** Shopping Center  
**Center Type:** Power Center  
**Stores:** 6  
**Center Properties:** 2  
**Frontage:** 515' on NW Coon  
Rapids Blvd  
**Gross Leasable Area:** 184,113 SF  
**Walk Score:** 40  
**Transit Score:** 40





# Ste 44

**Space Available:** 28,044 SF

**Base Rent:** \$8.00/SF

**CAMs & Taxes:** \$3.50/SF

**Date Available:** Now

**Space Use:** Retail

**Lease Term:** Negotiable

# Ste 40

**Space Available:** 20,173 SF

**Base Rent:** \$8.00/SF

**CAMs & Taxes:** \$3.50/SF

**Date Available:** Now

**Space Use:** Retail

**Lease Term:** Negotiable

# Major Tenants













# Demographics

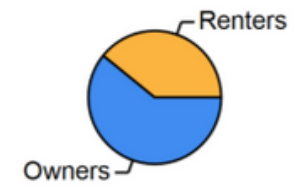
## Population

Distance	Male	Female	Total
1- Mile	1,729	1,797	3,526
3- Mile	18,709	19,452	38,161
5- Mile	57,046	58,361	115,408

## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,767	62	1.36 %
3-Mile	19,687	628	2.31 %
5-Mile	59,704	1,918	2.56 %

### Home Ownership 1 Mile



### Home Ownership 3 Mile

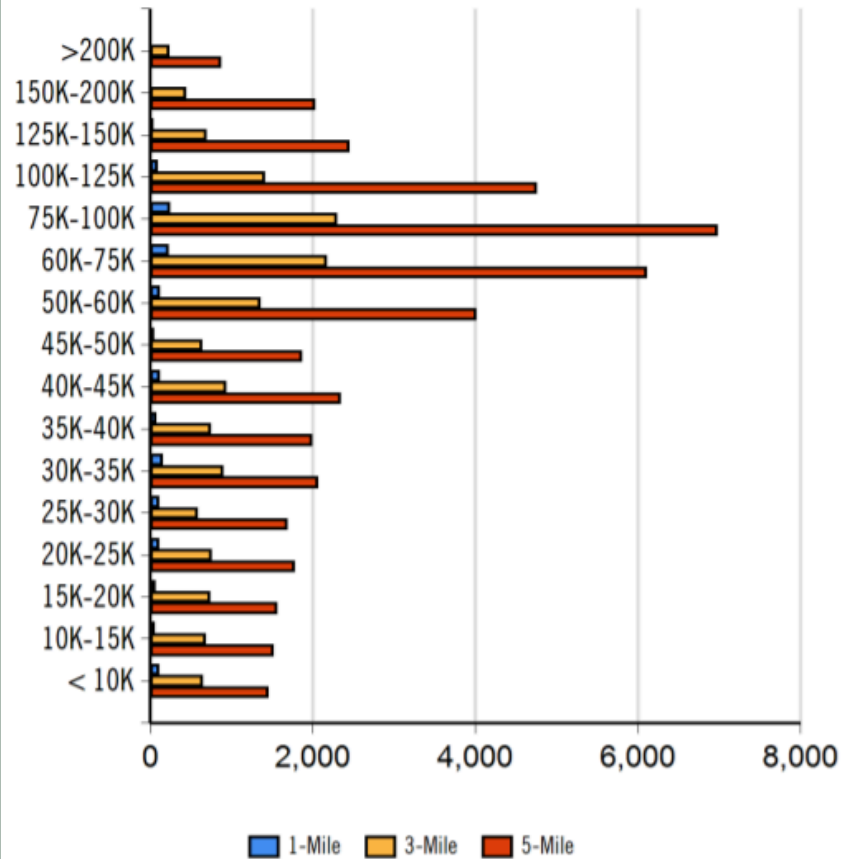


### Home Ownership 5 Mile





## Household Income



Radius	Median Household Income
1-Mile	\$47,626.86
3-Mile	\$63,036.49
5-Mile	\$65,516.68

Radius	Average Household Income
1-Mile	\$56,911.29
3-Mile	\$68,857.77
5-Mile	\$72,392.16

Radius	Aggregate Household Income
1-Mile	\$79,230,385.89
3-Mile	\$989,030,563.29
5-Mile	\$3,143,563,215.98

## Education

	1-Mile	3-mile	5-mile
Pop > 25	2,294	25,146	74,123
High School Grad	834	8,281	22,446
Some College	622	6,763	20,141
Associates	188	2,028	6,514
Bachelors	252	4,010	12,774
Masters	73	767	2,979
Prof. Degree	28	277	1,034
Doctorate	12	84	303



# Traffic Counts

<b>1</b>	University Ave NE
Year: 2022	18,401
Year: 2017	22,400
Year: 2016	21,100

<b>6</b>	94th Cir NW
Year: 2022	5,302

<b>11</b>	Flintwood St NW
Year: 2022	12,866

<b>16</b>	Sanburnol Drive Northeast
Jefferson St NE	
Year: 2022	2,674
Year: 2019	3,650
Year: 2017	3,900

<b>2</b>	7th St NE
Year: 2022	4,042

<b>7</b>	University Ave NE
Year: 2022	5,578
Year: 2019	5,900

<b>12</b>	US Hwy 10
Year: 2022	4,490
Year: 2019	4,700

<b>17</b>	State Hwy 47
Year: 2022	3,386

<b>3</b>	CR 3
Coon Rapids Blvd NW	
Year: 2022	19,940

<b>8</b>	5th St NE
Year: 2022	2,506
Year: 2019	2,600

<b>13</b>	96th Ln NE
Year: 2022	2,994
Year: 2019	3,150

<b>18</b>	83rd Avenue Northeast
University Ave NE	
Year: 2022	1,403
Year: 2017	1,400
Year: 2016	1,450

<b>4</b>	Northtown Drive
Frontage Rd	
Year: 2022	4,945
Year: 2019	6,200
Year: 2017	6,500

<b>9</b>	87th Lane Northeast
Hwy 10 Svc Rd	
Year: 2022	4,204
Year: 2017	5,600
Year: 2015	6,600

<b>14</b>	Hwy 47
Year: 2022	74,842
Year: 2019	75,000
Year: 2018	79,000

<b>19</b>	Able Street Northeast
89th Ave NE	
Year: 2022	2,405
Year: 2017	3,000
Year: 2015	2,900

<b>5</b>	94th Cir NW
Year: 2022	276

<b>10</b>	Co Rd 10
Year: 2022	7,728

<b>15</b>	Voyageur Highway
University Ave NE	
Year: 2022	49,555
Year: 2017	54,000
Year: 2016	52,000

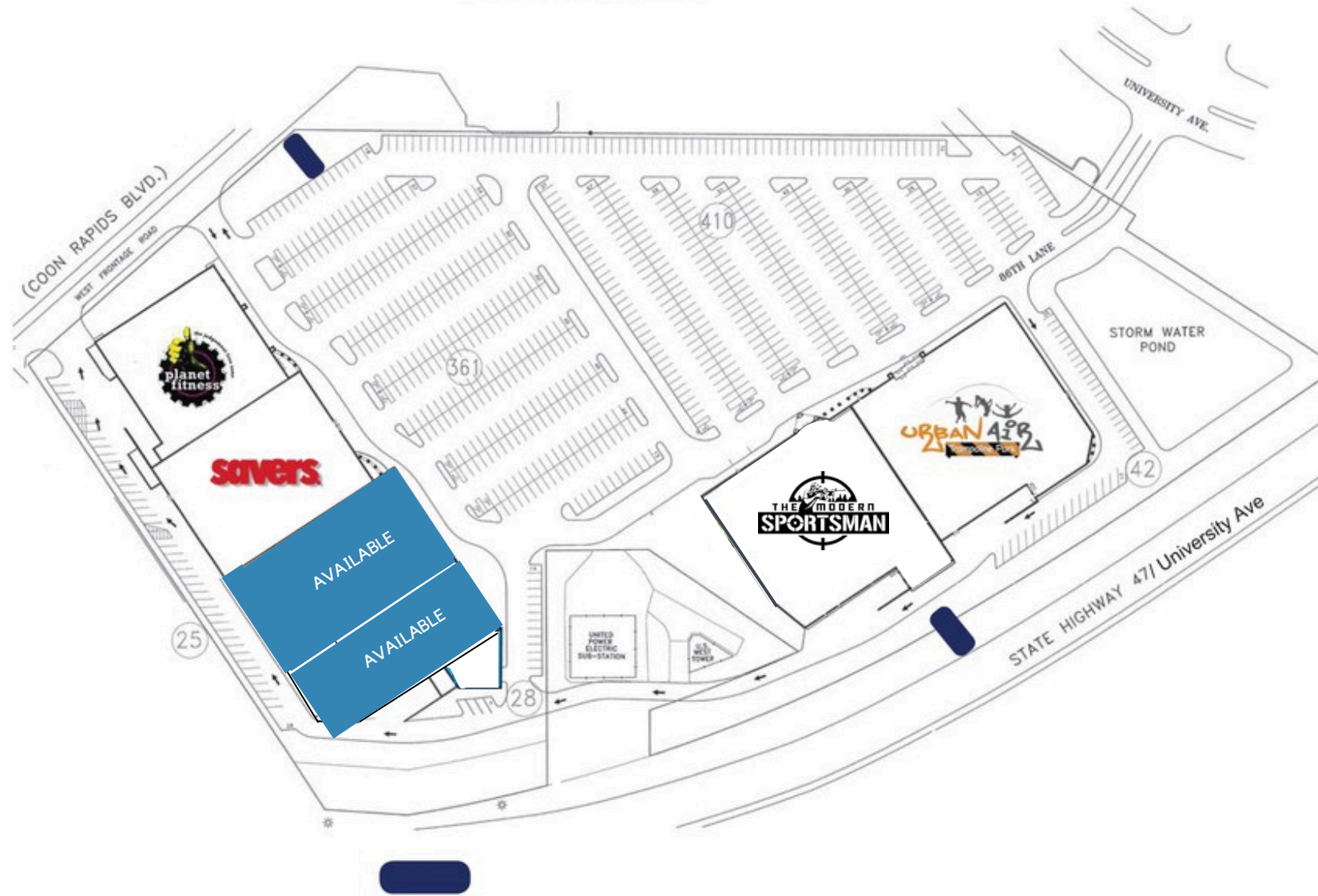
<b>20</b>	Coon Rapids Blvd NW
Year: 2021	1,780







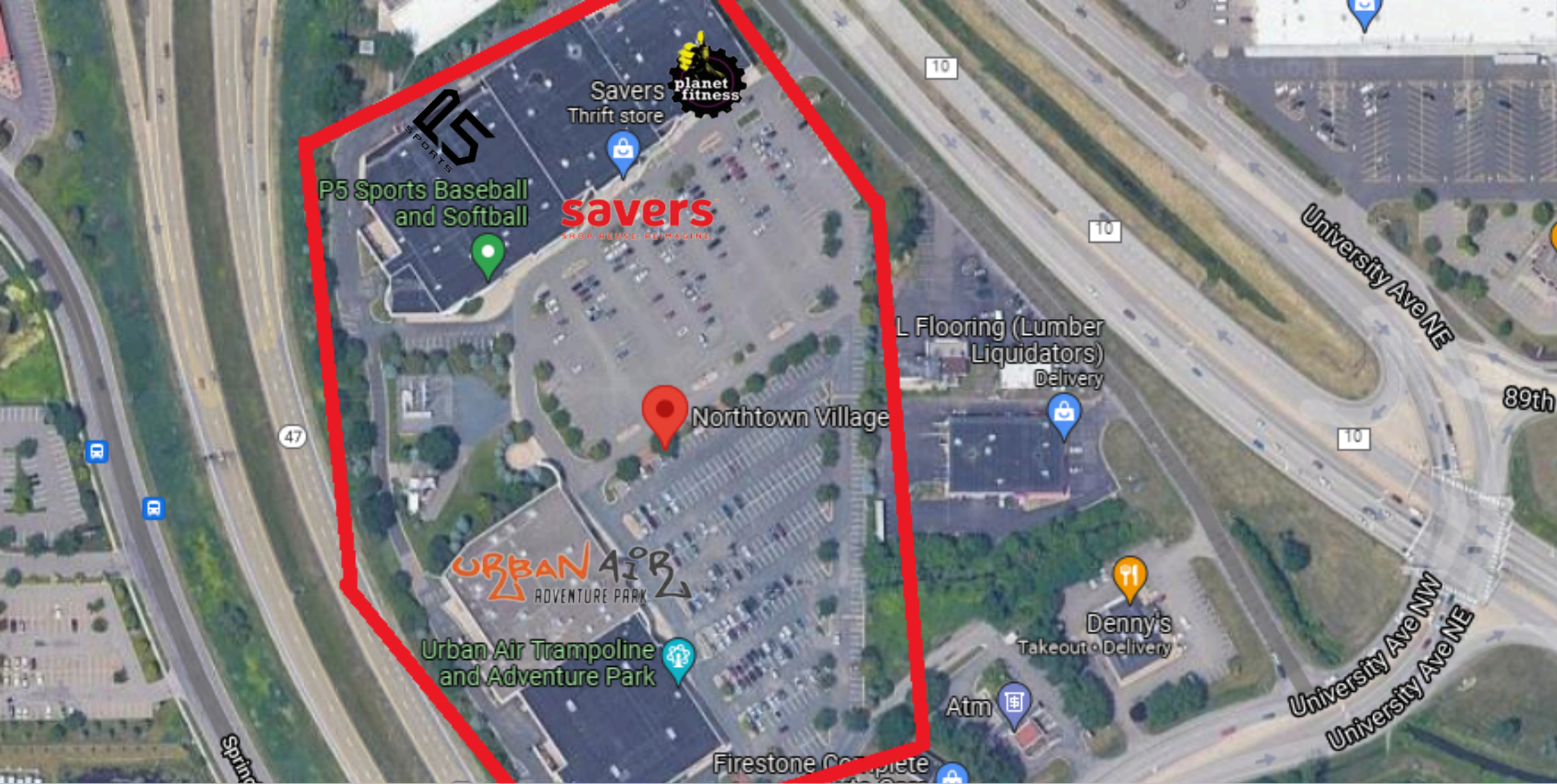
# SITE PLAN



Current Pylon Sign Locations







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