



# 8500 SPRINGBROOK

## COON RAPIDS, MN

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### Project Highlights:

- Very busy retail hub; located at the intersection of Springbrook Drive and 85th Avenue. This site is across from the Northtown Mall shopping area and adjacent to numerous national retailers to include Target and Walmart.
- Target Greatland Center padsite; 6,912 sf available for lease.
- *High Visibility*; enjoy this end-cap space next to Payless Shoe Source.
- Pylon signage opportunity.



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**Location** 8500 Springbrook Drive, Coon Rapids, MN 55433 (Anoka County)

**Total Building SF** 10,032 sf

**Available** 6,912 sf

**Lease Rate** \$14.00 psf, NNN

**2010 CAM** \$2.76 psf, estimate includes insurance

**2010 Taxes** \$3.77 psf, estimated

**Parking** 8 stalls per 1,000 sf

**Nearby Retail** Target Greatland, Northtown Mall, Red Lobster, Burger King, Panera Bread, Herberger's, Tires Plus, Sears Outlet, Home Depot, Cub Foods, Sam's Club, Best Buy, Slumberland Furniture, and many more.

<b>Demographics</b> (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,751	76,621	212,815
Households	3,173	29,598	82,097
Avg. HH Income	\$74,435	\$81,800	\$83,033

**Traffic Counts**  
(MNDOT 2008)

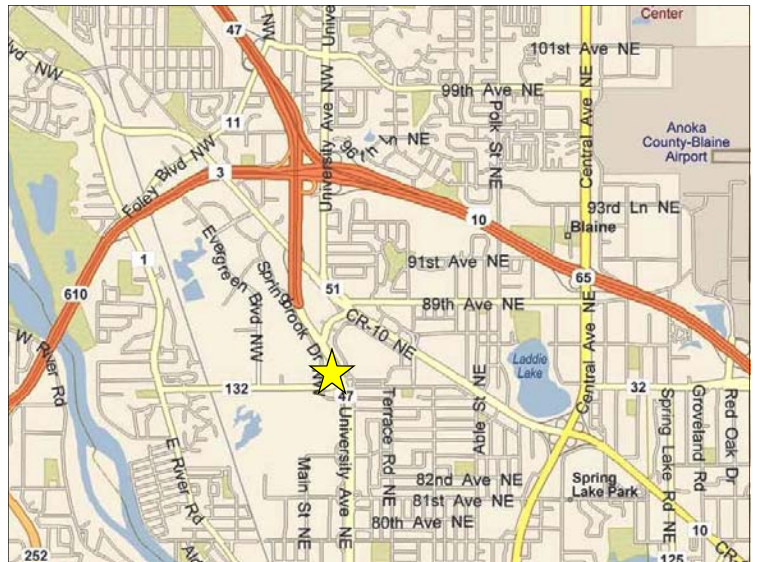
Springbrook: 10,500 vpd

University/47: 22,000 vpd

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