



9696 UNIVERSITY

COON RAPIDS, MN

Suntide Commercial
Realty, Inc.
2550
University Ave W
Suite 416 S
St. Paul, MN 55114
www.suntide.com

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Project Highlights:

- Great single-use/freestanding building for lease at Highway 610 and University Avenue
- Unique opportunity to capture heavy daytime traffic and nearby residential attention
- Newer construction; plenty of on site parking



CONTACT
Timothy Igo
651-209-9613
tim@suntide.com





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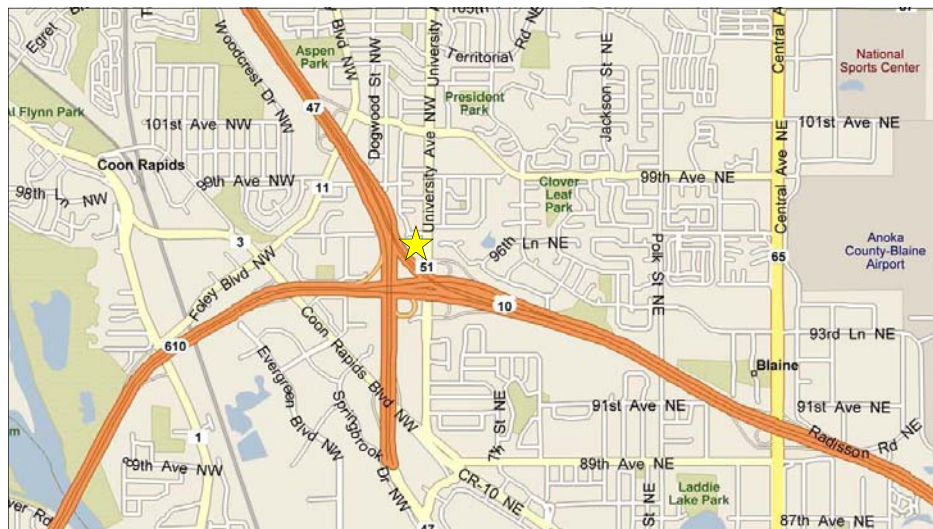
COON RAPIDS, MN

Location	9696 University Avenue, Coon Rapids, MN 55448 (Anoka County)		
Building Size	2,232 sf		
Available	2,232 sf		
Usage	Restaurant-Retail		
Lease Rate	\$19.50 psf, NNN		
2009 Taxes	\$13,620.45, estimated		
Parking	18+ stalls on site		
Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,851	72,513	197,018
Households	4,202	28,041	73,333
Avg. HH Income	\$81,198	\$80,225	\$87,620

Traffic Counts (MNDOT 2008)

Highway 10: 48,000 vpd
Highway 610: 58,000 vpd
University Ave: 22,200 vpd

Location Map



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Website

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