

NORTHTOWN VILLAGE SHOPPING CENTER

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



Mhariz Tan | Ashton Sivilay
Bridge Commercial, Inc.

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Base Rent: \$6.00/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: \$6.00/SF
CAMs & Taxes: \$3.50/SF
Date Available: Now
Space Use: Retail
Lease Term: Negotiable

Ste 40

Space Available: 20,173 SF
Base Rent: \$6.00/SF
CAMs & Taxes: \$3.50/SF
Date Available: Now
Space Use: Retail
Lease Term: Negotiable

Major Tenants







Demographics

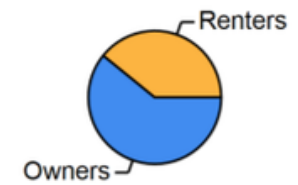
Population

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



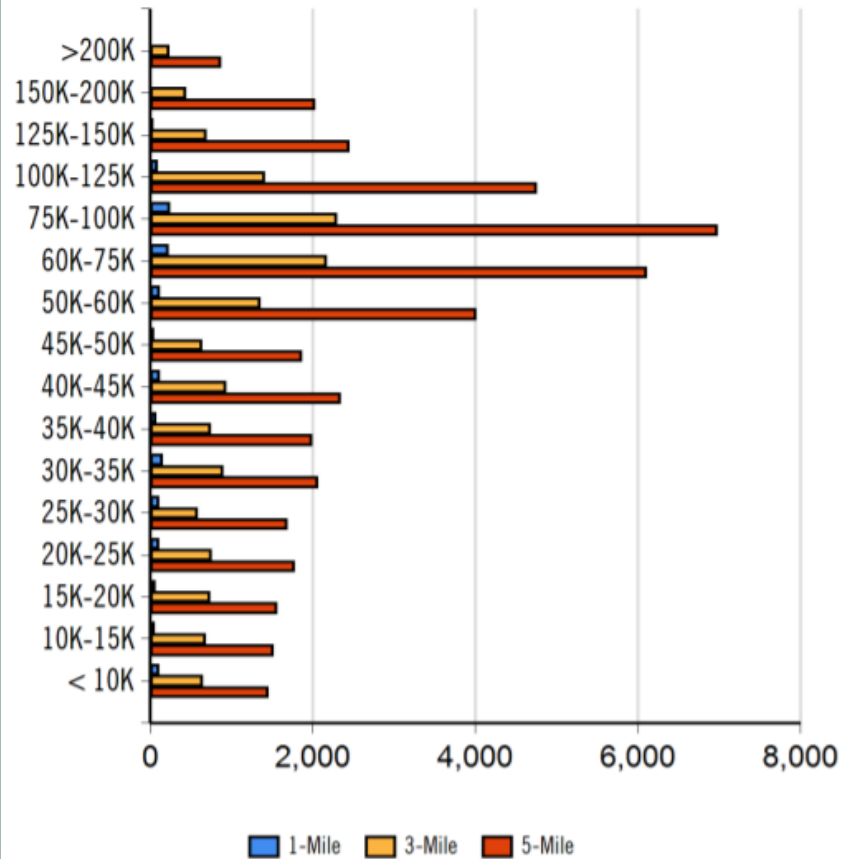
Home Ownership 3 Mile



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

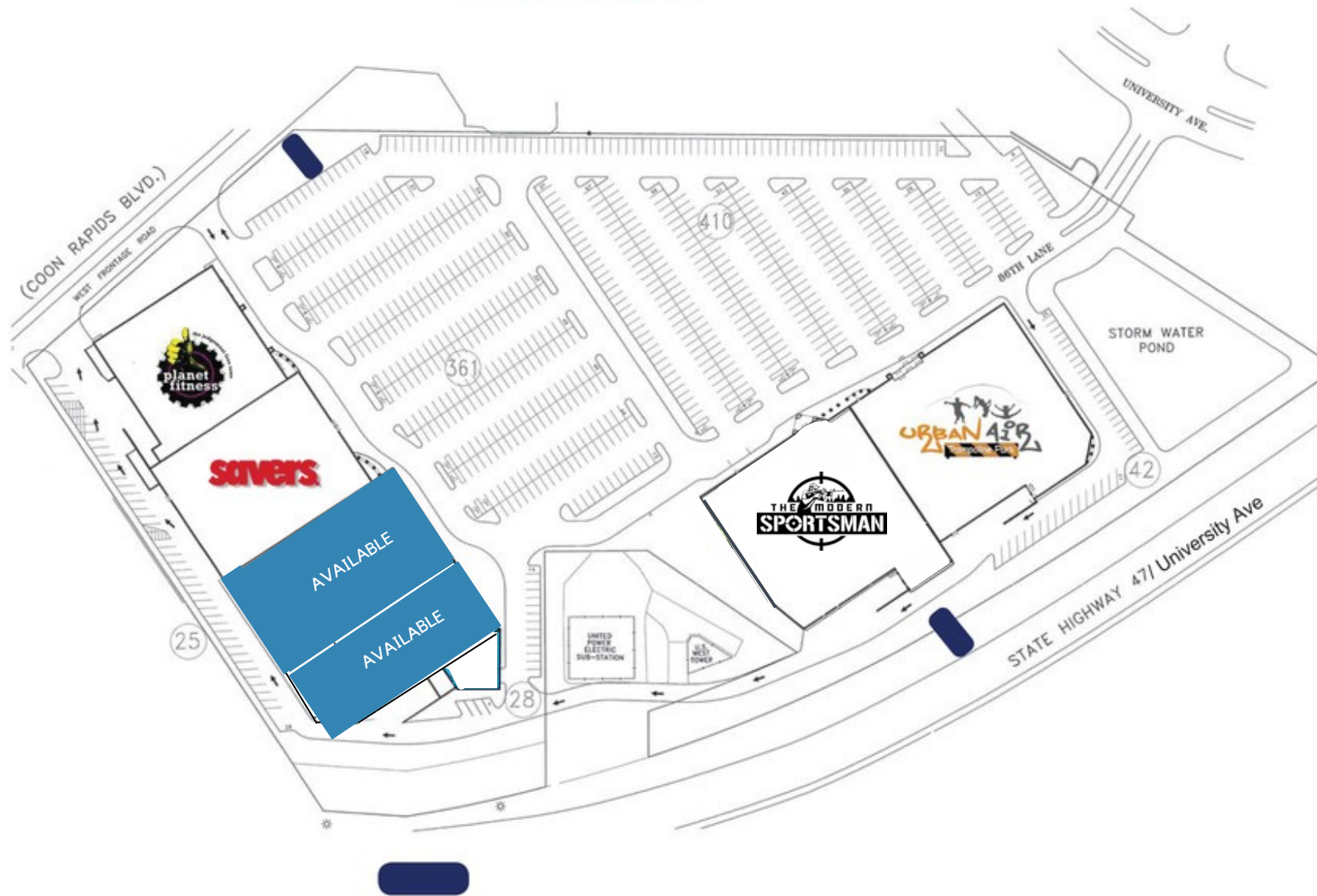
	1-Mile	3-mile	5-mile
Pop > 25	2,294	25,146	74,123
High School Grad	834	8,281	22,446
Some College	622	6,763	20,141
Associates	188	2,028	6,514
Bachelors	252	4,010	12,774
Masters	73	767	2,979
Prof. Degree	28	277	1,034
Doctorate	12	84	303

Traffic Counts

1 University Ave NE Year: 2022 18,401 Year: 2017 22,400 Year: 2016 21,100	2 7th St NE Year: 2022 4,042	CR 3 Coon Rapids Blvd NW Year: 2022 19,940	4 Northtown Drive Frontage Rd Year: 2022 4,945 Year: 2019 6,200 Year: 2017 6,500	5 94th Cir NW Year: 2022 276
6 94th Cir NW Year: 2022 5,302	7 University Ave NE Year: 2022 5,578 Year: 2019 5,900	8 5th St NE Year: 2022 2,506 Year: 2019 2,600	9 87th Lane Northeast Hwy 10 Svc Rd Year: 2022 4,204 Year: 2017 5,600 Year: 2015 6,600	10 Co Rd 10 Year: 2022 7,728
11 Flintwood St NW Year: 2022 12,866	12 US Hwy 10 Year: 2022 4,490 Year: 2019 4,700	13 96th Ln NE Year: 2022 2,994 Year: 2019 3,150	14 Hwy 47 Year: 2022 74,842 Year: 2019 75,000 Year: 2018 79,000	15 Voyageur Highway University Ave NE Year: 2022 49,555 Year: 2017 54,000 Year: 2016 52,000
16 Sanburnol Drive Northeast Jefferson St NE Year: 2022 2,674 Year: 2019 3,650 Year: 2017 3,900	17 State Hwy 47 Year: 2022 3,386	18 83rd Avenue Northeast University Ave NE Year: 2022 1,403 Year: 2017 1,400 Year: 2016 1,450	19 Able Street Northeast 89th Ave NE Year: 2022 2,405 Year: 2017 3,000 Year: 2015 2,900	20 Coon Rapids Blvd NW Year: 2021 1,780



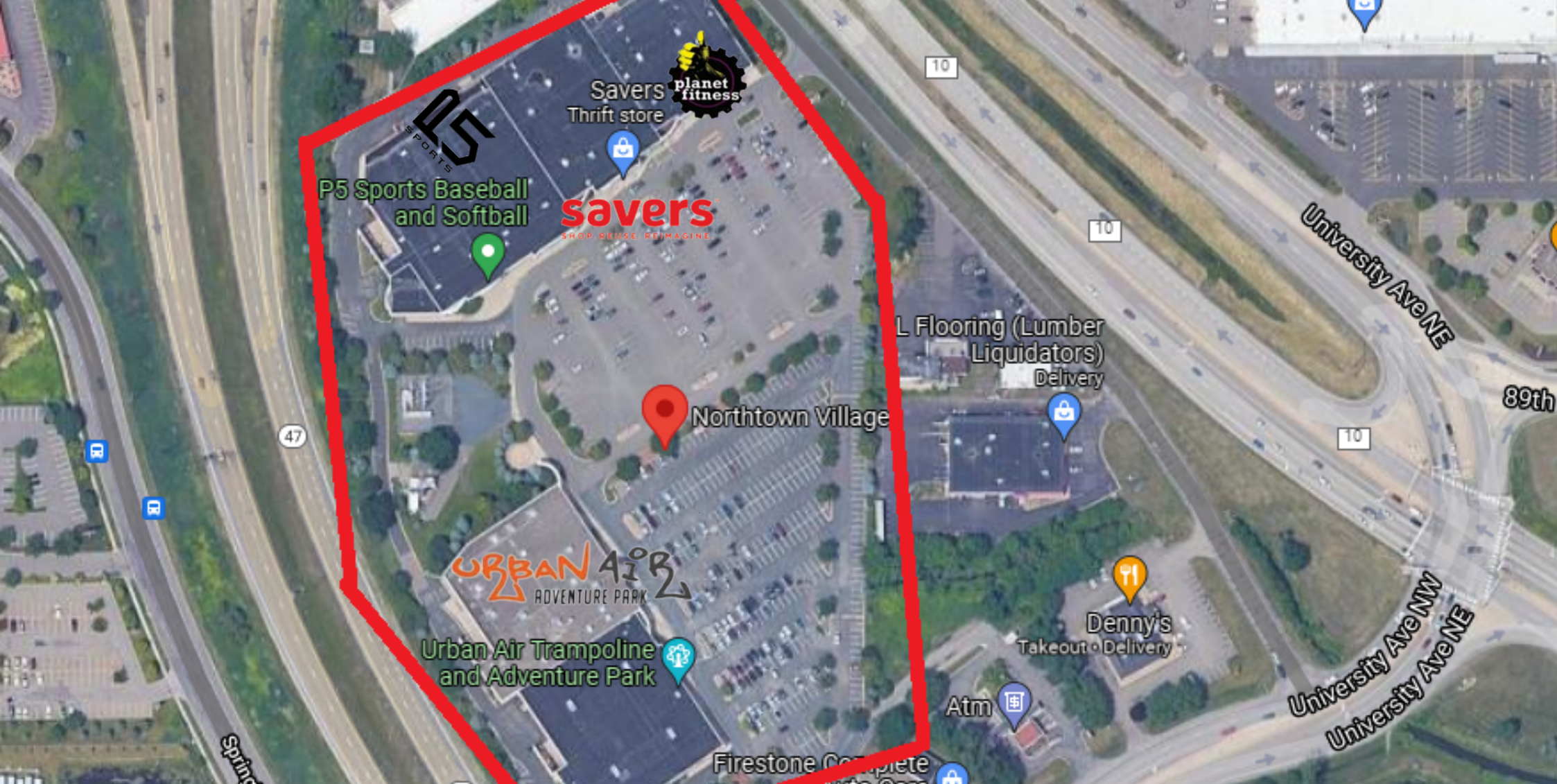
SITE PLAN



Current Pylon Sign Locations



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