

3960

Coon Rapids Blvd NW,
Coon Rapids, MN 55433, USA



MEDICAL SPACE FOR LEASE

MERCY HEALTHCARE CENTER

NEWMARK

Building owned and managed

REMEDY



LEASE INCENTIVES AVAILABLE!

- Medical space available for lease
- Tunnel connected to Mercy Hospital
- Building has been fully renovated with class a finishes and new mechanicals
- Building has been awarded the BOMA Kilowatt Cup award for outstanding energy efficiency
- Common area conference room and break room



BUILDING TENANTS

Allina Health  ENT[®]  Ear, Nose & Throat
Specialty Care

WINKLEY  orthotics&prosthetics MINNESOTA  UROLOGY

 Davita[®]
Kidney Care



TRAFFIC COUNT

12,800 vehicles on Coon Rapids Blvd
(average annual daily traffic)
3,550 on Blackfoot St NW



**2025 ESTIMATED
POPULATION**

1 mile	10,750
3 miles	78,119
5 miles	172,039



**2025 ESTIMATED
AVERAGE
HOUSEHOLD INCOME**

1 mile	\$106,506
3 miles	\$117,792
5 miles	\$125,902

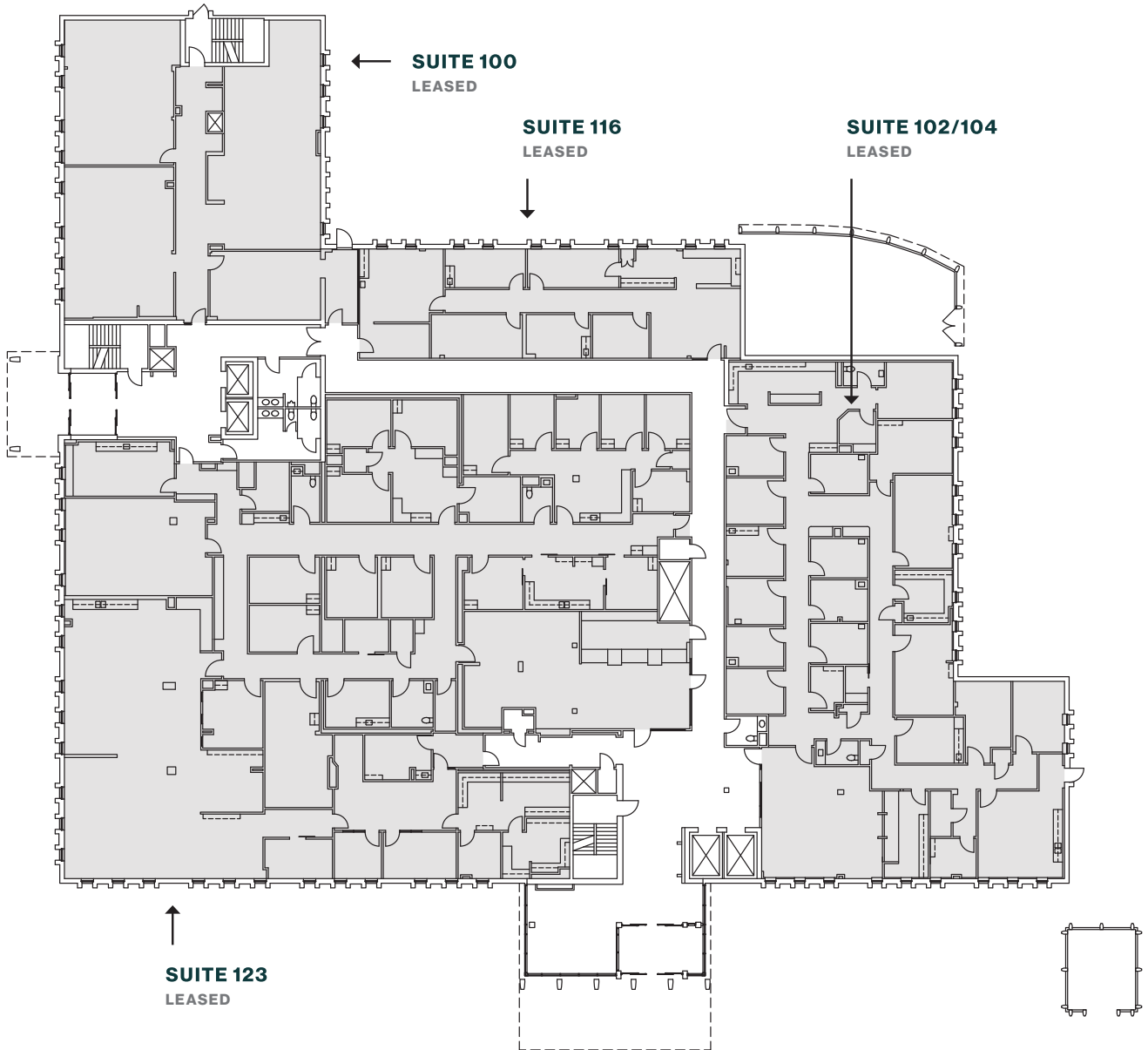
1st FLOOR



AVAILABLE



LEASED



← **SUITE 100**
LEASED

SUITE 116
LEASED

SUITE 102/104
LEASED

↑ **SUITE 123**
LEASED

2nd FLOOR



AVAILABLE



LEASED



3rd FLOOR

1,024 - 3,106 SF
Available
 3rd Floor

\$23/SF
(NNN)
 3rd Floor Vacancies

\$13/SF
(NNN)
 Lower-Level Space




~\$14.90/SF
 OPEX Appears

 AVAILABLE  LEASED

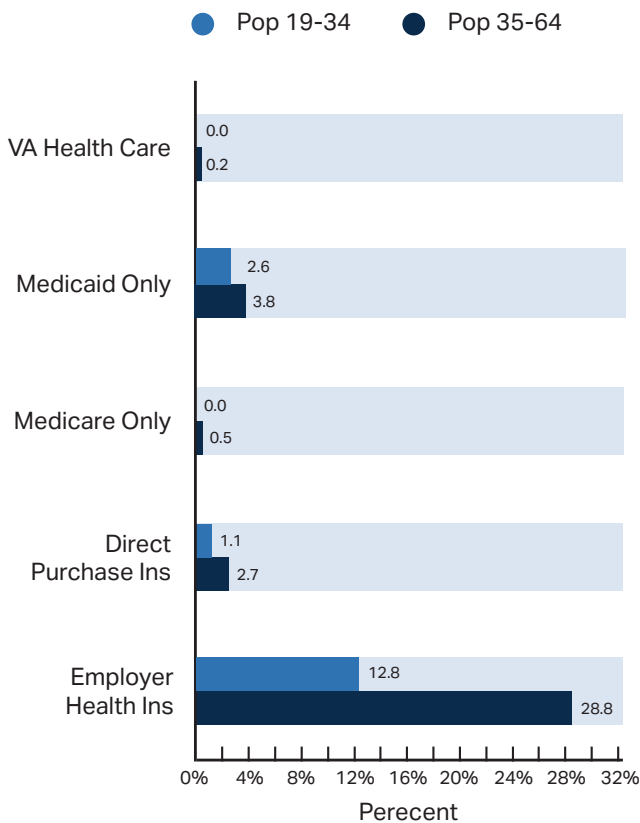
UP TO 4,130 SF CONTIGUOUS SPACE



HEALTHCARE AND INSURANCE STATISTICS

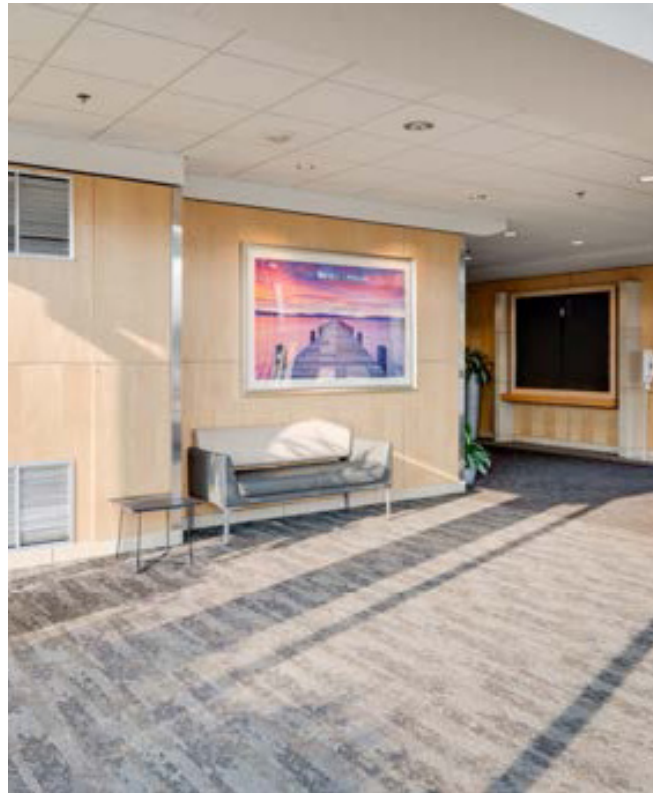
	Has One Type of Health Insurance	21.9	16.6	36.2	4.7	
	Population (ACS)	24.1	19.5	40.9	15.5	%
	No Health Insurance	0.5	1.7	1.8	0.0	
Population Age		19<	19-34	35-64	65+	

Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,155.1
Physician Services	\$357.0
Dental Services	\$564.4
Eyecare Services	\$106.3
Lab Tests/X-rays	\$99.5
Hospital Room & Hospital Service	\$306.3

INTERIOR PHOTOS



LOCAL RETAIL VIEW

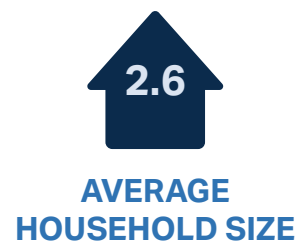
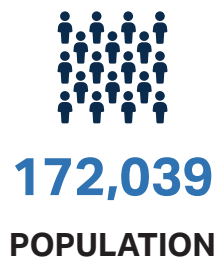




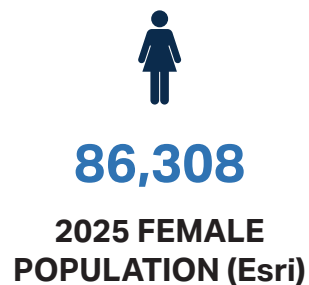
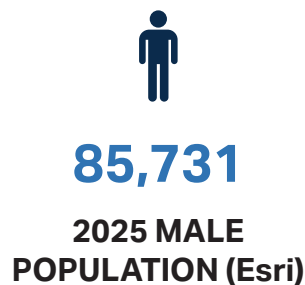
THE COON RAPIDS MARKET

Top Employers	# of Employees	Type
Mercy Health (Allina Health)	2,783	Healthcare
ISD #11	1,416	Education
RMS Company	1,075	Manufacturing
Target	600	Retail Trade
Ramsey Community College	450	Education
Honeywell Aerospace	400	Manufacturing
City of Coon Rapids	304	Government
HOM Furniture	300	Retail Trade
Cub	290	Retail Trade
Menards	220	Retail Trade
Walmart	200	Retail Trade

KEY FACTS



POPULATION BY GENDER



INCOME



\$125,902

2025 AVERAGE HOUSEHOLD INCOME (Esri)



\$92,311

2025 AVERAGE DISPOSABLE INCOME (Esri)

2029 POPULATION ESTIMATE



173,717

2030 TOTAL POPULATION (Esri)



0.19%

2024-2029 POPULATION: COMPOUND ANNUAL GROWTH RATE (Esri)

BUSINESS



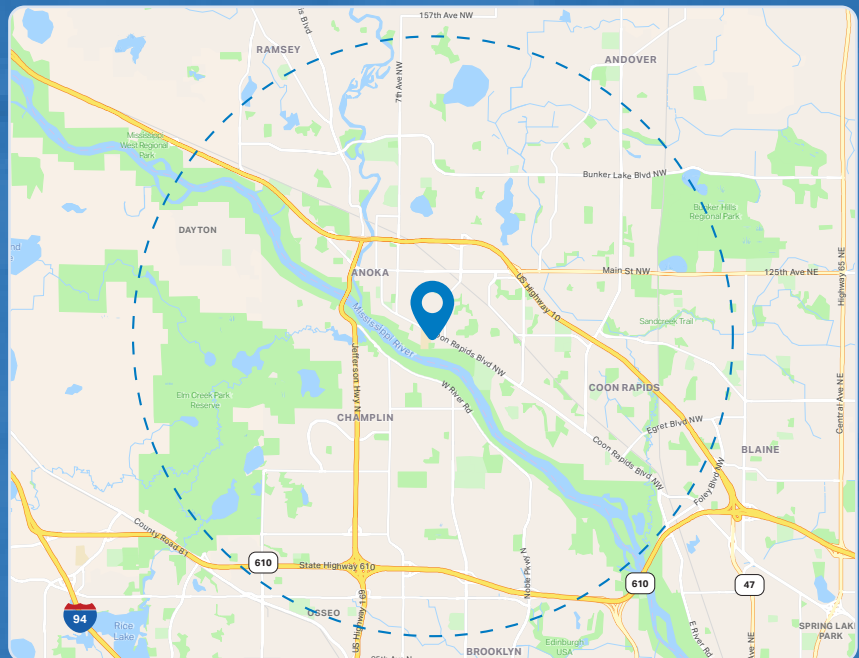
4,241

TOTAL BUSINESSES



68,664

TOTAL EMPLOYEES





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CONTACTS

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