

## RETAIL STANDALONE BUILDING FOR SALE & LEASE

# 3060 COON RAPIDS BOULEVARD



### PROPERTY DESCRIPTION

This standalone building is available for sale or lease. It features amazing visibility on the high-traffic Coon Rapids Boulevard (20,000 Vehicles Per Day), along with a large monument sign for maximum exposure. Drive-In door available on side of building.

Easy access for both employees and customers on this frontage road, with area shops, restaurants and bus line. In addition, enjoy the ample parking both in front and in the back of the property, along with a drive-in door for deliveries or customer pickups.

The interior is wide open and ready for your business brand and buildout. Variety of uses are possible for this former flooring business space. A secure, fenced-in parking lot in the back of building offers a unique amenity for the right tenant! Landlord/Seller is currently adding two new electrical panels and installation of new exterior lighting. Zoning: PORT District (RIVER RAPIDS OVERLAY)

### OFFERING SUMMARY

|                         |            |
|-------------------------|------------|
| Sale Price:             | \$650,000  |
| 2026 Real Estate Taxes: | \$ 12,106  |
| Lot Size:               | 0.59 Acres |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Total Households  | 4,148    | 30,706    | 71,858    |
| Total Population  | 9,745    | 77,438    | 191,416   |
| Average HH Income | \$90,711 | \$105,588 | \$113,895 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### CHAD HEER

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

chadheer@kwcommercial.com

**KW COMMERCIAL**  
800 N Washington Ave  
Ste 460  
Minneapolis, MN 55401

Each Office Independently Owned and Operated

**RETAIL FOR SALE**

# 3060 COON RAPIDS BOULEVARD

3060 Coon Rapids Boulevard, Coon Rapids, MN 55433



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CHAD HEER**

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

chadheer@kwcommercial.com

**KW COMMERCIAL**  
800 N Washington Ave  
Ste 460  
Minneapolis, MN 55401

Each Office Independently Owned and Operated

**RETAIL FOR SALE**

# 3060 COON RAPIDS BOULEVARD

3060 Coon Rapids Boulevard, Coon Rapids, MN 55433



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CHAD HEER**

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

chadheer@kwcommercial.com

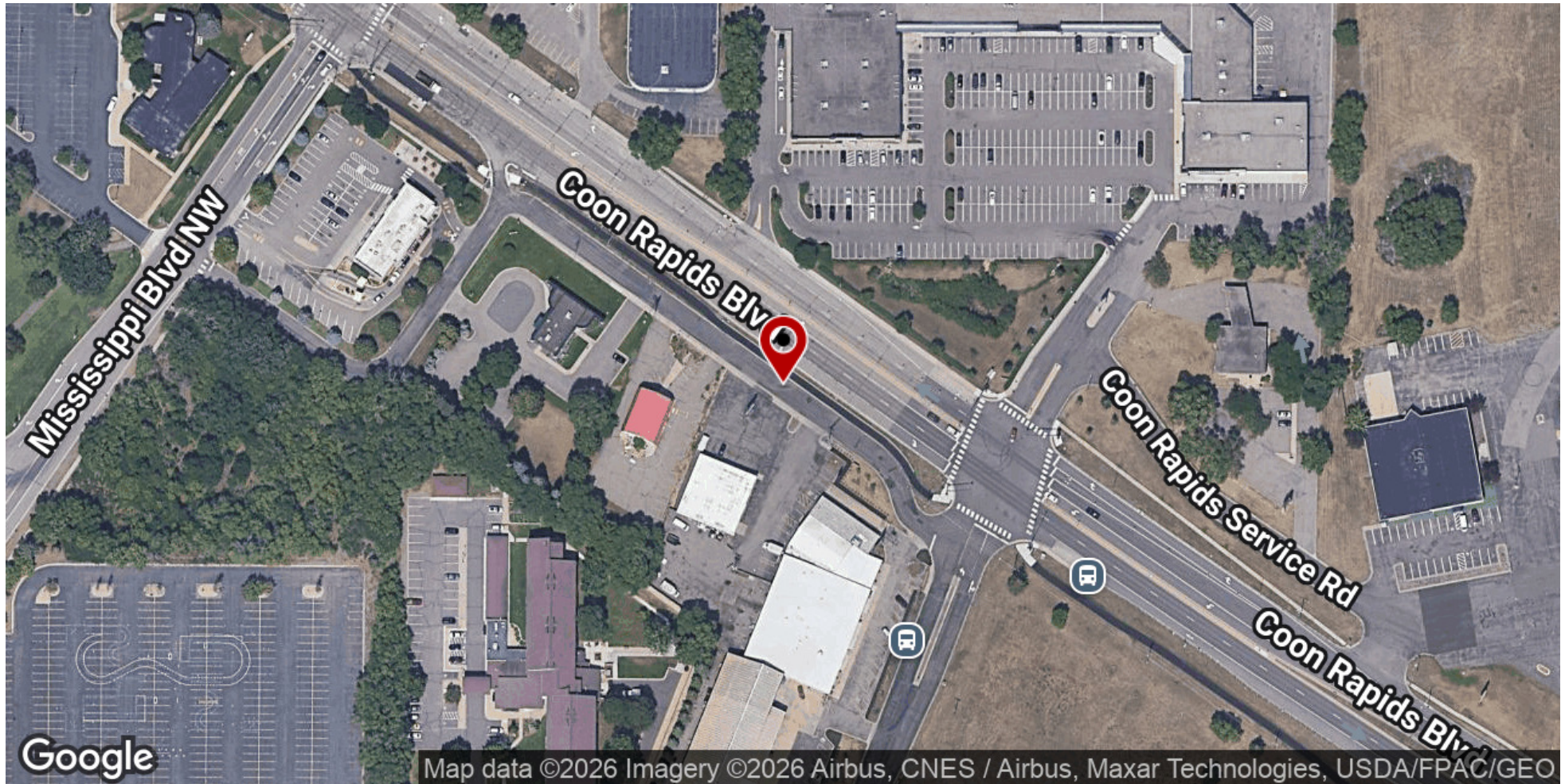
**KW COMMERCIAL**  
800 N Washington Ave  
Ste 460  
Minneapolis, MN 55401

Each Office Independently Owned and Operated

**RETAIL FOR SALE**

# 3060 COON RAPIDS BOULEVARD

3060 Coon Rapids Boulevard, Coon Rapids, MN 55433



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## CHAD HEER

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

chadheer@kwcommercial.com

**KW COMMERCIAL**  
800 N Washington Ave  
Ste 460  
Minneapolis, MN 55401

Each Office Independently Owned and Operated

## AERIAL WITH BOUNDARIES

# 3060 COON RAPIDS BOULEVARD

3060 Coon Rapids Boulevard, Coon Rapids, MN 55433



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### CHAD HEER

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

chadheer@kwcommercial.com

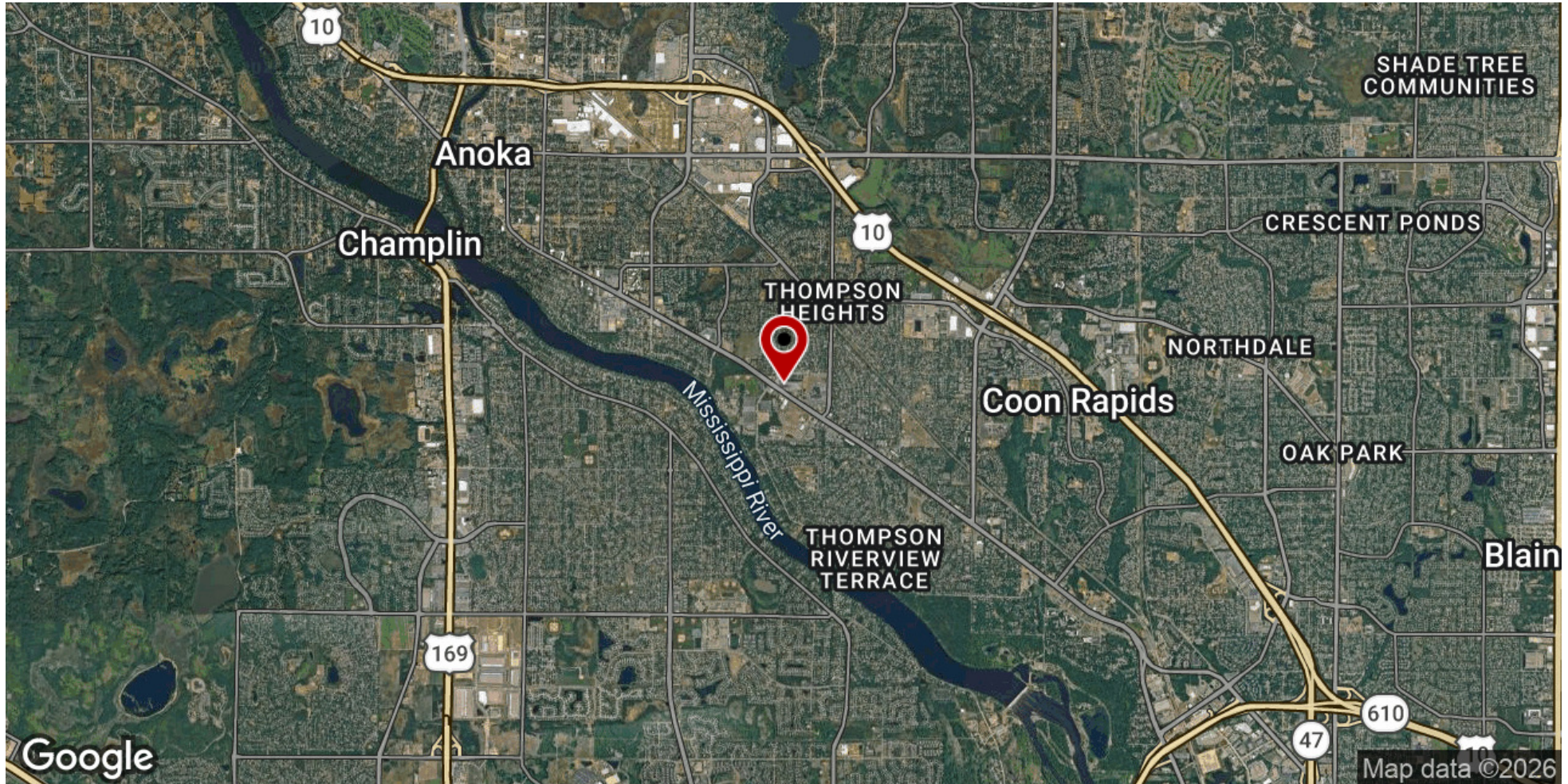
**KW COMMERCIAL**  
800 N Washington Ave  
Ste 460  
Minneapolis, MN 55401

Each Office Independently Owned and Operated

**RETAIL FOR SALE**

# 3060 COON RAPIDS BOULEVARD

3060 Coon Rapids Boulevard, Coon Rapids, MN 55433



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## CHAD HEER

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

chadheer@kwcommercial.com

**KW COMMERCIAL**  
800 N Washington Ave  
Ste 460  
Minneapolis, MN 55401

Each Office Independently Owned and Operated

## RETAIL FOR SALE

# 3060 COON RAPIDS BOULEVARD

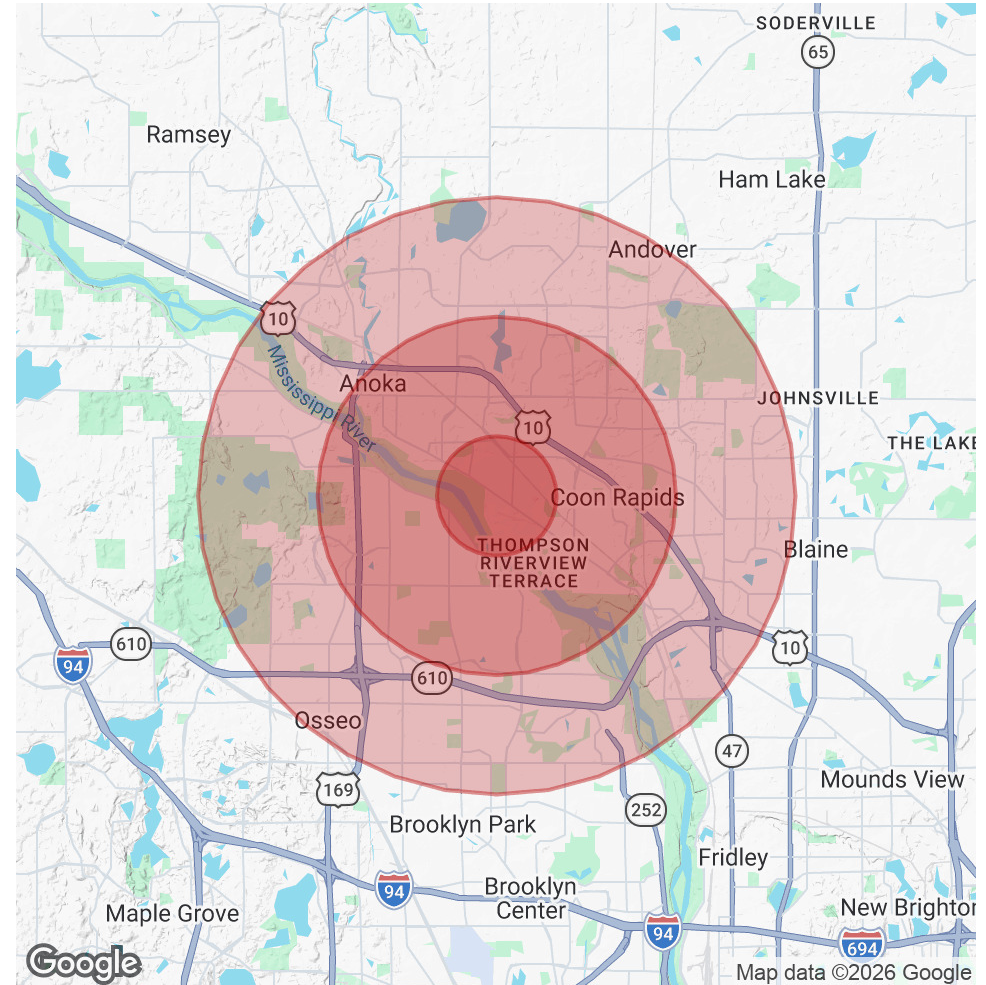
3060 Coon Rapids Boulevard, Coon Rapids, MN 55433



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,745  | 77,438  | 191,416 |
| Average Age          | 40.9   | 40.6    | 39.9    |
| Average Age (Male)   | 40.4   | 39.2    | 38.6    |
| Average Age (Female) | 41.9   | 42.1    | 41.0    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,148     | 30,706    | 71,858    |
| # of Persons per HH | 2.3       | 2.5       | 2.7       |
| Average HH Income   | \$90,711  | \$105,588 | \$113,895 |
| Average House Value | \$297,807 | \$316,532 | \$328,439 |

2023 American Community Survey (ACS)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### CHAD HEER

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

chadheer@kwcommercial.com

**KW COMMERCIAL**  
800 N Washington Ave  
Ste 460  
Minneapolis, MN 55401

Each Office Independently Owned and Operated