

NORTHTOWN VILLAGE SHOPPING CENTER

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



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Bridge Commercial, Inc.

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Base Rent: \$8.00/SF
CAMs & Taxes: \$3.50/SF
Listing Space: 1st Floor Ste 44
Total Space Available: 44,217 SF
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: \$8.00/SF

CAMs & Taxes: \$3.50/SF

Date Available: Now

Space Use: Retail

Lease Term: Negotiable

Ste 40

Space Available: 16,173 SF

Base Rent: \$8.00/SF

CAMs & Taxes: \$3.50/SF

Date Available: Now

Space Use: Retail

Lease Term: Negotiable

Major Tenants







Demographics

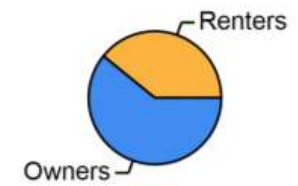
Population

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



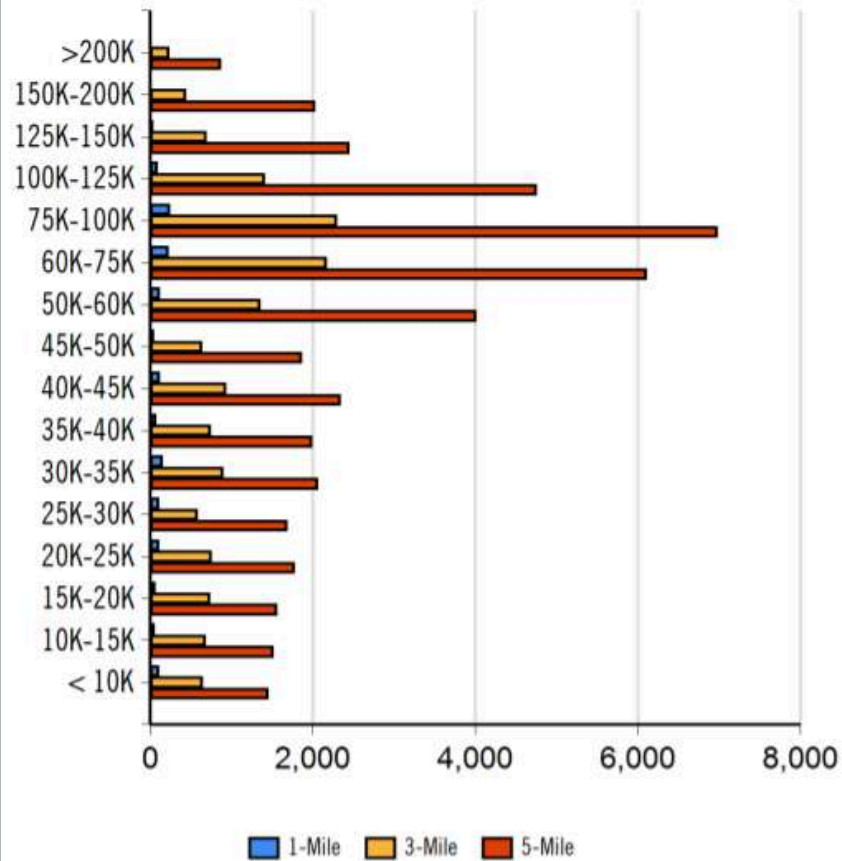
Home Ownership 3 Mile



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

6	94th Cir NW
Year: 2022	5,302

11	Flintwood St NW
Year: 2022	12,866

16	Sanburnol Drive Northeast
Jefferson St NE	
Year: 2022	2,674
Year: 2019	3,650
Year: 2017	3,900

2	7th St NE
Year: 2022	4,042

7	University Ave NE
Year: 2022	5,578
Year: 2019	5,900

12	US Hwy 10
Year: 2022	4,490
Year: 2019	4,700

17	State Hwy 47
Year: 2022	3,386

CR 3	Coon Rapids Blvd NW
Year: 2022	19,940

8	5th St NE
Year: 2022	2,506
Year: 2019	2,600

13	96th Ln NE
Year: 2022	2,994
Year: 2019	3,150

18	83rd Avenue Northeast
University Ave NE	
Year: 2022	1,403
Year: 2017	1,400
Year: 2016	1,450

4	Northtown Drive
Frontage Rd	
Year: 2022	4,945
Year: 2019	6,200
Year: 2017	6,500

9	87th Lane Northeast
Hwy 10 Svc Rd	
Year: 2022	4,204
Year: 2017	5,600
Year: 2015	6,600

14	Hwy 47
Year: 2022	74,842
Year: 2019	75,000
Year: 2018	79,000

19	Able Street Northeast
89th Ave NE	
Year: 2022	2,405
Year: 2017	3,000
Year: 2015	2,900

5	94th Cir NW
Year: 2022	276

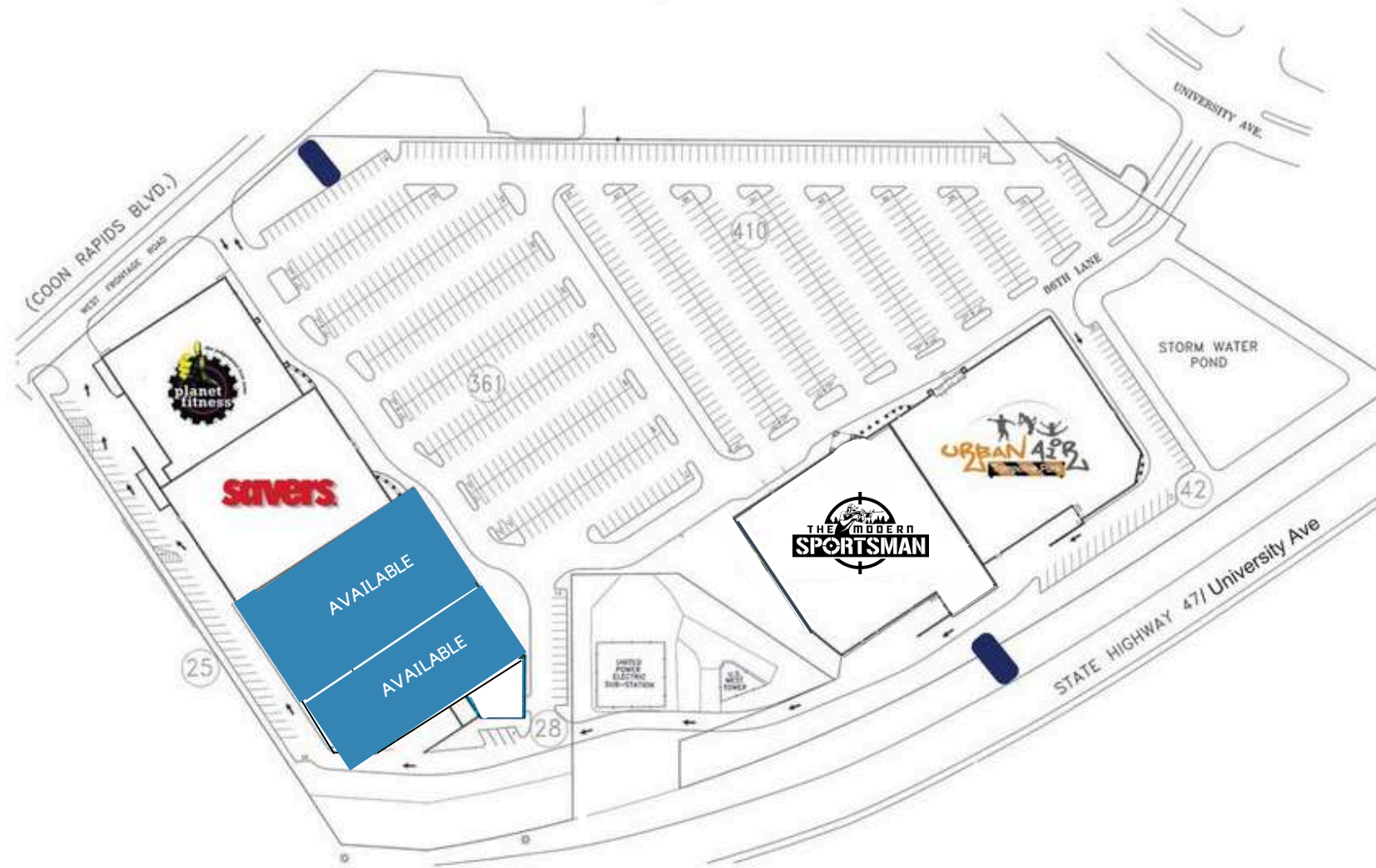
10	Co Rd 10
Year: 2022	7,728

15	Voyageur Highway
University Ave NE	
Year: 2022	49,555
Year: 2017	54,000
Year: 2016	52,000

20	Coon Rapids Blvd NW
Year: 2021	1,780



SITE PLAN




Current Pylon Sign Locations





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