

FOR LEASE— RETAIL

2740 MAIN STREET NW
COON RAPIDS, MN 55448



RIVERDALE MARKET

PROPERTY INFORMATION

AVAILABLE SPACE	Suite 113:	1,557 SF**
	**Occupied but Available	
	Suite 115	778 SF
	Suite 108	1,956 SF

LEASE RATES Negotiable

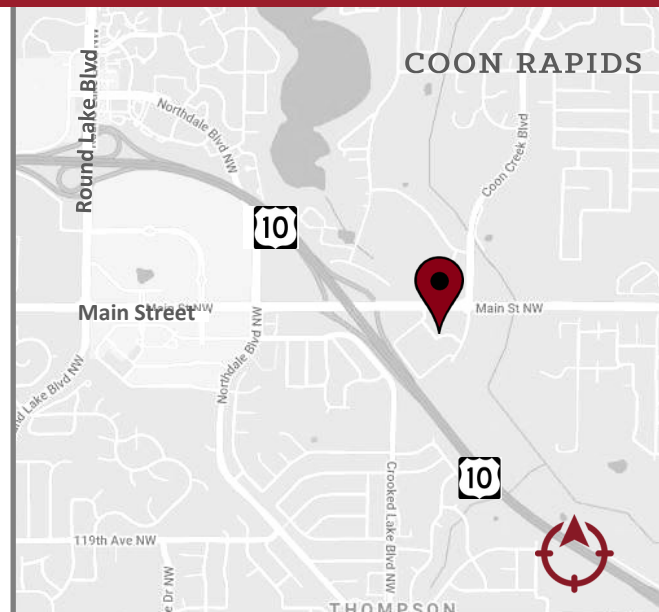
2024 NNNs EST.	Tax	\$ 5.81 PSF
	<u>CAM/Ins.</u>	<u>\$ 6.17 PSF</u>
	Total	\$11.98 PSF

TRAFFIC COUNTS	Hwy 10:	76,000 vpd
	Main Street :	31,500 vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,383	76,351	180,016
AVG HH INCOME	\$120,703	\$107,339	\$118,798
DAYTIME POPULATION	8,343	68,098	145,850

* Source— ESRI 2024



CONTACT:

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com

JEFF PELANT
DIRECT 612-799-6326
Jeff@AtlasCRE.com

Redefining Real Estate

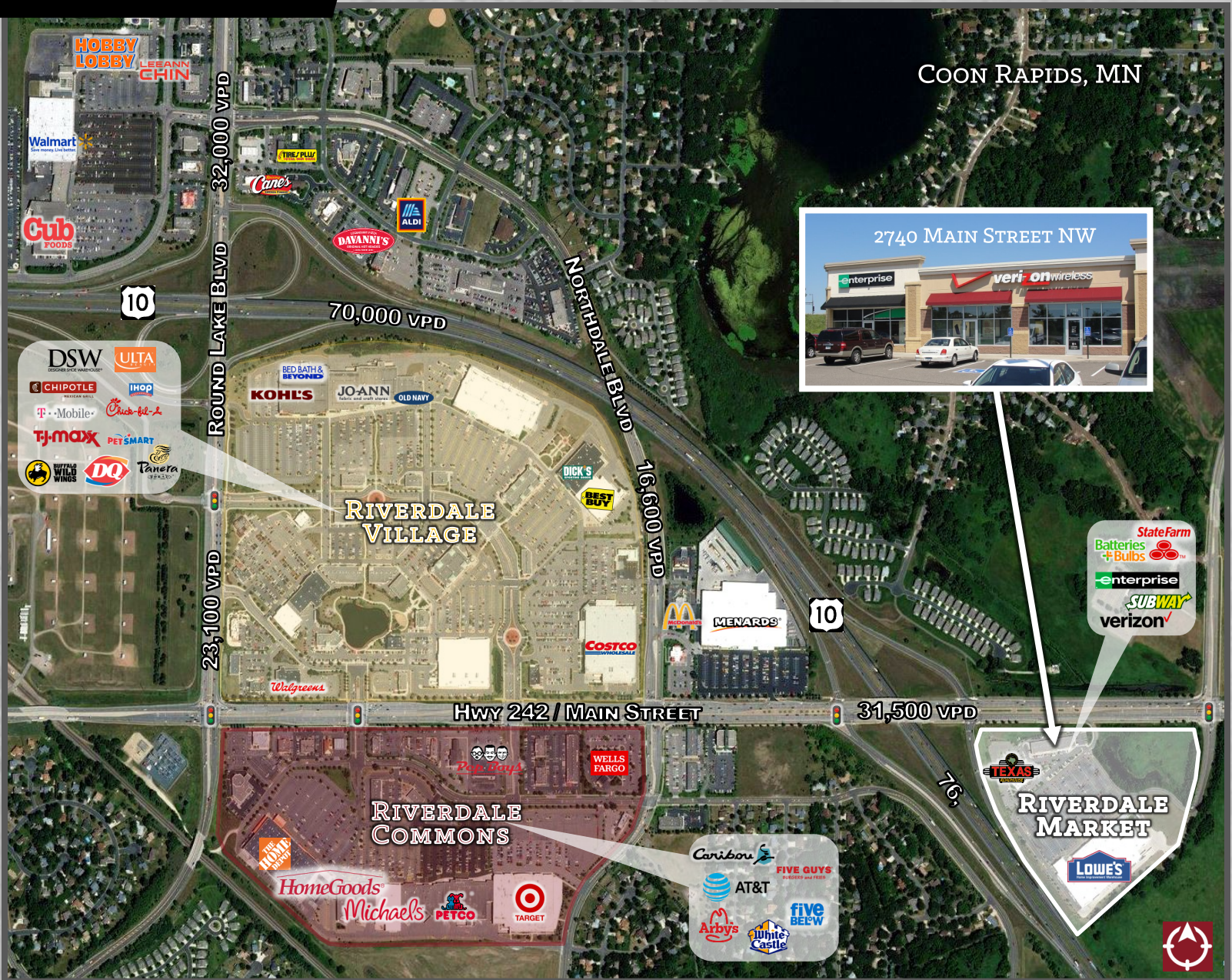
www.AtlasCRE.com

FOR LEASE— RETAIL

2740 MAIN STREET NW
COON RAPIDS, MN 55448



AERIAL



Redefining Real Estate

www.AtlasCRE.com

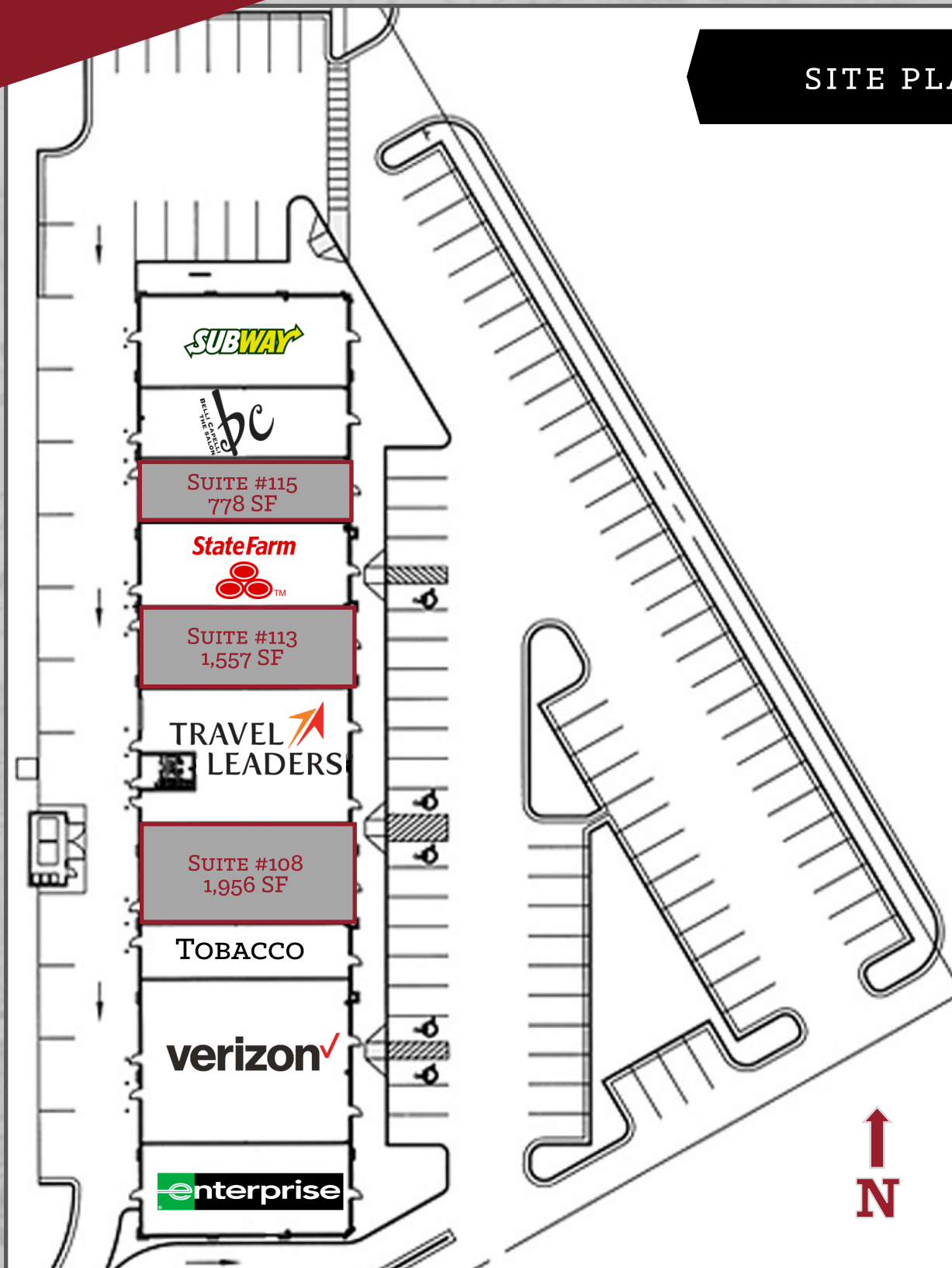
JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com
ATLAS Commercial Real Estate

FOR LEASE— RETAIL

2740 MAIN STREET NW
COON RAPIDS, MN 55448



SITE PLAN



Redefining Real Estate
www.AtlasCRE.com

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com