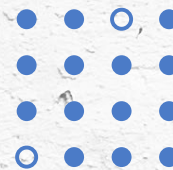


BUILD-TO-SUIT OPPORTUNITY

9255 HOLLY ST NW | COON RAPIDS, MN 55433



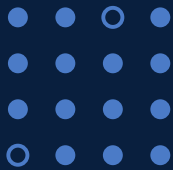
RENDERING



INTERACTIVE
LEASING BROCHURE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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RENDERING



PROPERTY HIGHLIGHTS



NEGOTIABLE
RATE



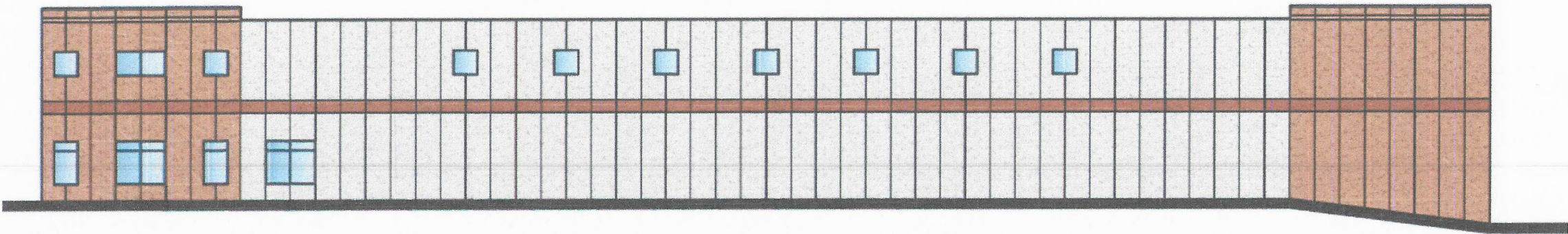
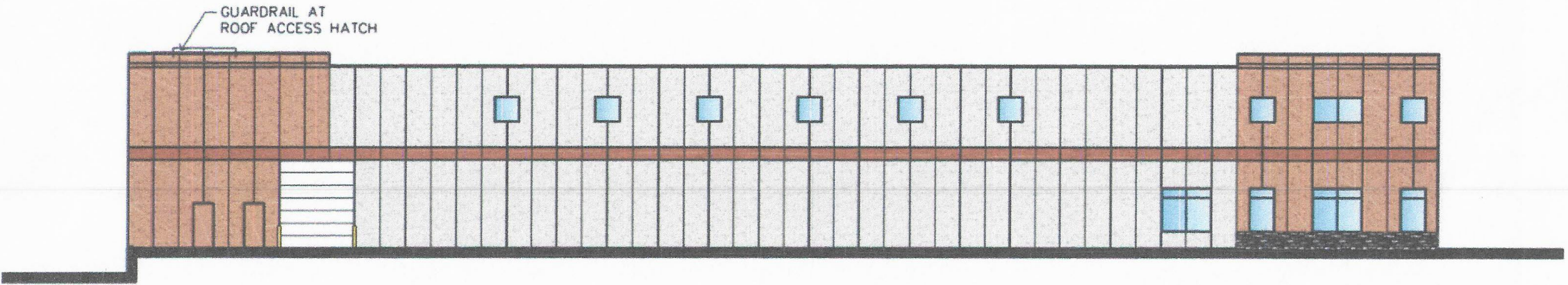
±30,000-40,000 SF
MEDICAL/OFFICE (2 FLOORS)



±40,000 SF
INDUSTRIAL SF



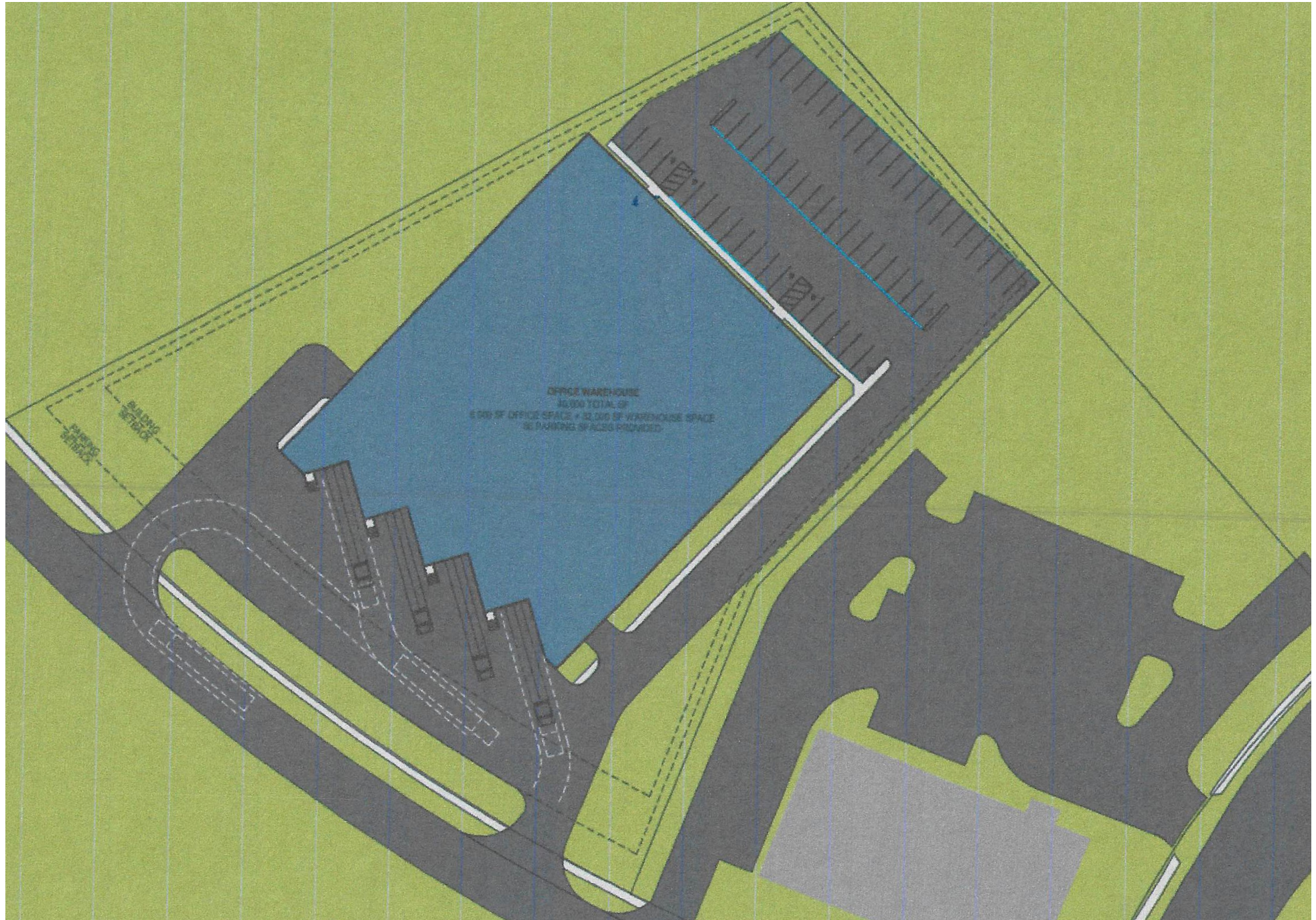
24' CLEAR HEIGHT
AMENITIES (INDUSTRIAL USE)



SITE PLAN



SITE PLAN



ACE Hardware *Culver's*
FROZEN CUSTARD
BUTTERBURGER



**SUBJECT
PROPERTY**



MINNESOTA MEDICAL CENTER
1700 BEDS

iHOP **iStorage**

610

± 75,000 VPD

**DISCOUNT
TIRE**
NORTHERN
TOOL + EQUIPMENT
CIRCLE K
White Castle **SUBWAY**

DOLLAR TREE
AutoZone
CHUCK E. CHEESE **PAPA JOHN'S**
THE SALVATION ARMY **JJ** **TACO BELL**

savers
SHOP. REUSE. REIMAGINE.

10

± 26,500 VPD

TARGET **AMERICAN FREIGHT**
FURNITURE - MATTRESS
TIRE PLUS **Red Lobster** **CVS pharmacy** **AT&T**

Walmart
DUNKIN'

BARNES & NOBLE **Great Clips**
LOTS! **MATTRESS**
Walgreens **FIRM**

NAPA **WELLS FARGO**

Bachman's

NORTHTOWN MALL

Cub Foods **Burlington**
BECKER **FAMOUS**
FURNITURE | MATTRESS footwear
Visionworks **HOBBY LOBBY** **CIRCLE K**
BEST BUY **POPEYES** **Chick-fil-A** **Applebee's**

Pizza Hut **McDonald's**

Advance Auto Parts
sam's club **CIRCLE K** **McDonald's**

SPRING LAKE PARK HIGH SCHOOL
1,896 STUDENTS

± 58,000 VPD

HyVee

47

65

AREA OVERVIEW

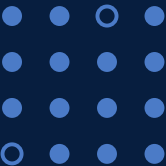
COON RAPIDS, MN

Located in Minnesota, in the northern portion of the Minneapolis-St. Paul metropolitan area, Coon Rapids is a thriving suburban community. The city, which is well-known for its family-friendly environment, has a variety of residential areas, business districts, and outdoor areas. Coon Rapids has a diversified population due to its consistent population growth over time. Residents can engage in a variety of outdoor activities, such as hiking, biking, and golfing, at the city’s parks and recreational centers, which include the well-liked Bunker Hills Regional Park. With multiple schools serving the neighborhood, Coon Rapids also has a strong educational system. The city also offers a variety of dining establishments, entertainment venues, and retail stores, all of which help its citizens lead convenient and well-rounded lives. Another recognized attraction is the Coon Rapids Dam Regional Park, which is located along the Mississippi River and offers beautiful scenery and recreational opportunities.



PROPERTY DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
2029 Projection	6,639	82,863	236,291
2024 Estimate	6,388	81,044	231,701
2020 Census	6,236	80,351	230,301
Annual Growth 2024-2029	0.4%	0.2%	0.2%
Household	1-Mile	3-Mile	5-Mile
2029 Projection	2,782	31,359	86,211
2024 Estimate	2,664	30,539	84,330
2020 Census	2,579	30,115	83,579
Annual Growth 2024-2029	0.4%	0.3%	0.2%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$84,793	\$101,848	\$108,802



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs located at **9255 Holly St NW, Coon Rapids, MN 55433** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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