

LAND FOR SALE

# 2105 NORTHDAL BLVD NW

Coon Rapids, MN 55433



TRANSWESTERN

REAL ESTATE  
SERVICES



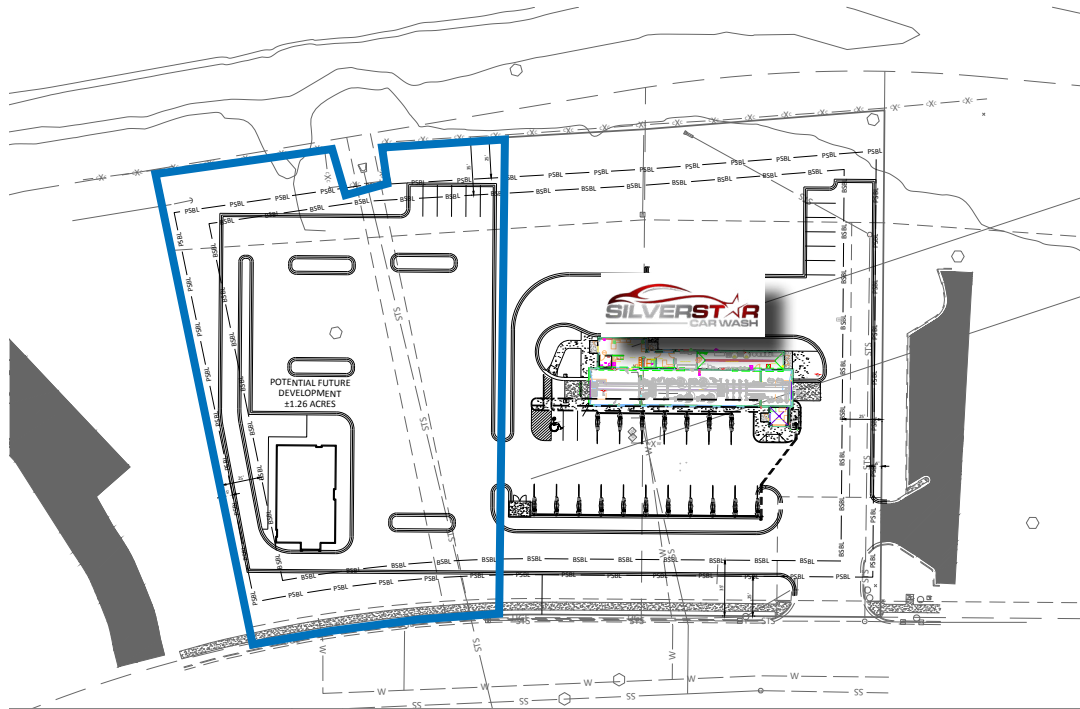
88,000 VPD

1.26  
ACRES

NORTHDAL BLVD NW  
16,000 VPD

# PROPERTY SPECIFICATIONS

## Location Map



PROPERTY VIDEO



### Location

- Address: 2105 Northdale Blvd NW, Coon Rapids, MN 55433
- GLA: 54,886 SF
- Zoning: Community Commercial



### Traffic Counts

- 88,000 vpd - Hwy 10
- 16,000 vpd - Northdale Blvd



### Demographics

Radius:	1 Mile	3 Mile	5 Mile
Population	9,936	77,413	183,082
Median HH Income	\$74,747	\$83,897	\$89,116
Average HH Income	\$82,340	\$97,157	\$105,035
Daytime Employment	3,264	24,721	69,455

Sources: ESRI 2022 est & MN Dept of Transportation 2022 Study avgs are per day total cars



### Sale Price

- \$850,727 (\$15.50 PSF)



### Ideal Tenant

- Quick service retail
- Professional Services
- Convenience store

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**Brett Draxler** 612.359.1692 | [brett.draxler@transwestern.com](mailto:brett.draxler@transwestern.com)  
**Danny Callahan** 612.359.1662 | [dan.callahan@transwestern.com](mailto:dan.callahan@transwestern.com)

# TRADE AREA AERIAL



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Brett Draxler 612.359.1692 | [brett.draxler@transwestern.com](mailto:brett.draxler@transwestern.com)  
 Danny Callahan 612.359.1662 | [dan.callahan@transwestern.com](mailto:dan.callahan@transwestern.com)