

3161 NW NORTHDAL BLVD
COON RAPIDS, MN



MONARCH
COMMERCIAL REAL ESTATE



FOR LEASE

PROPERTY HIGHLIGHTS:

For Lease: **Office/Retail** Rate: **Negotiable**

- **6,429 SF** available, divisible to approximately 949 SF
- Located within **Coon Rapids' Riverdale retail district**, surrounded by national retailers, restaurants, and daily traffic drivers
- Convenient **access to Highway 10 and Main Street**, providing strong connectivity throughout the north metro
- Ideal for medical office, retail, or professional office users
- **58 on-site parking stalls** providing ample parking for employees and visitors
- Extensive window line providing **abundant natural light**
- Positioned within a strong and growing trade area with solid surrounding demographics

CONTACT

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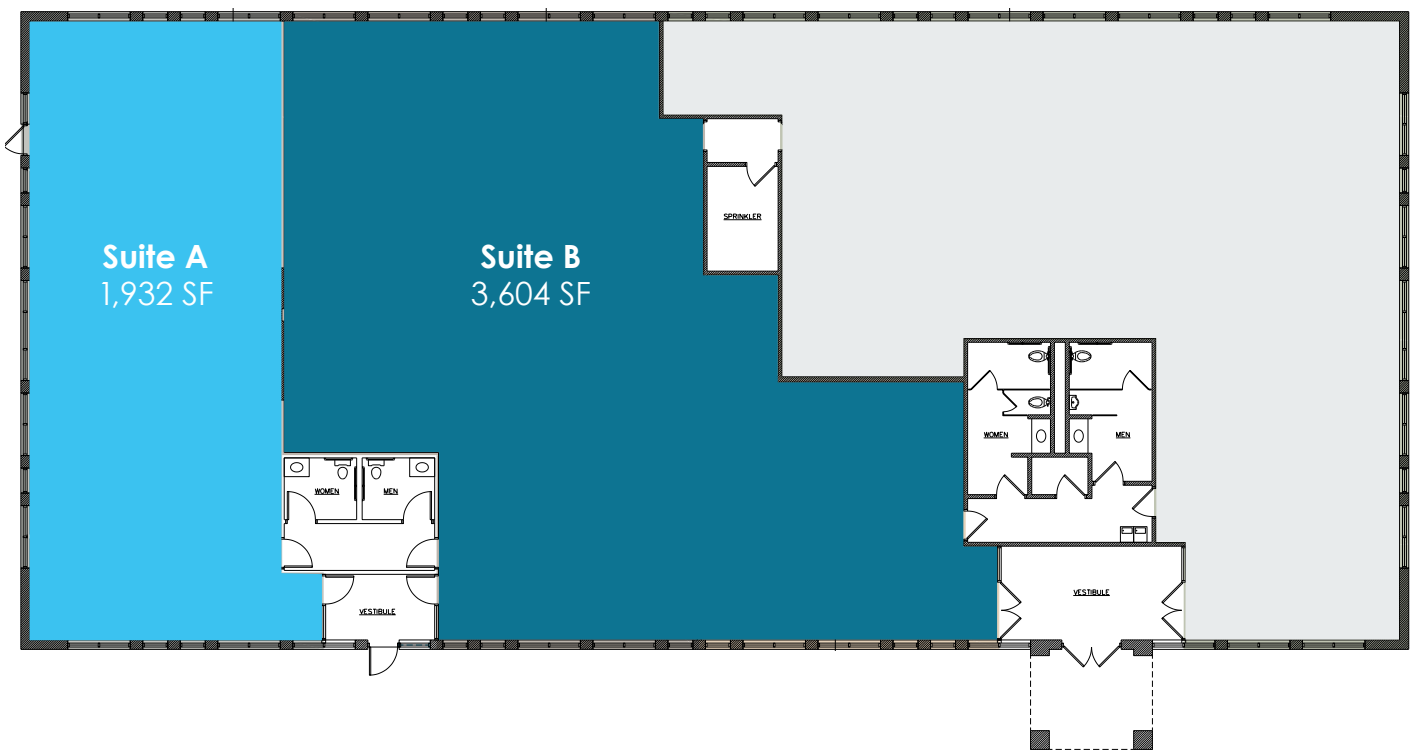
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DEMISING OPTION 1

■ **Suite A:** 1,932 SF

■ **Suite B:** 3,604 SF



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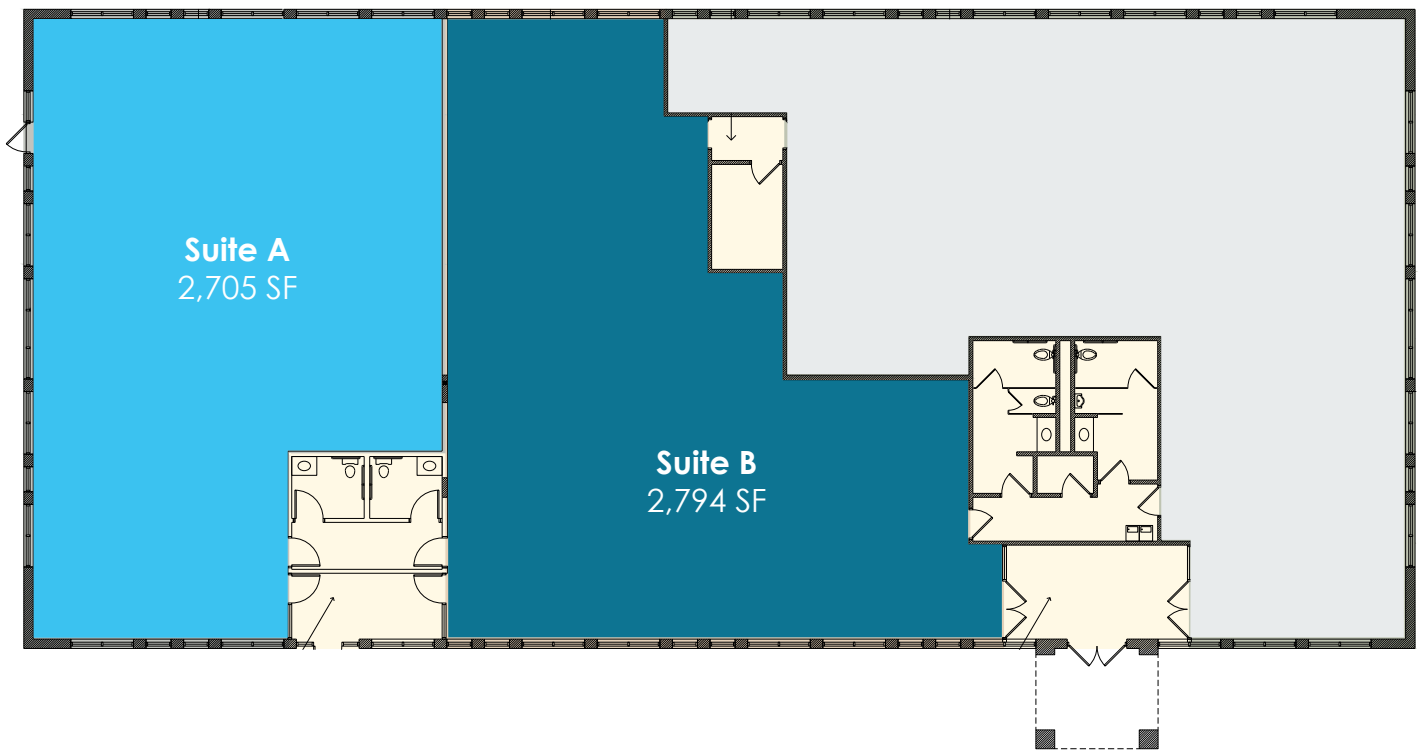
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DEMISING OPTION 2

■ **Suite A:** 2,705 SF

■ **Suite B:** 2,794 SF



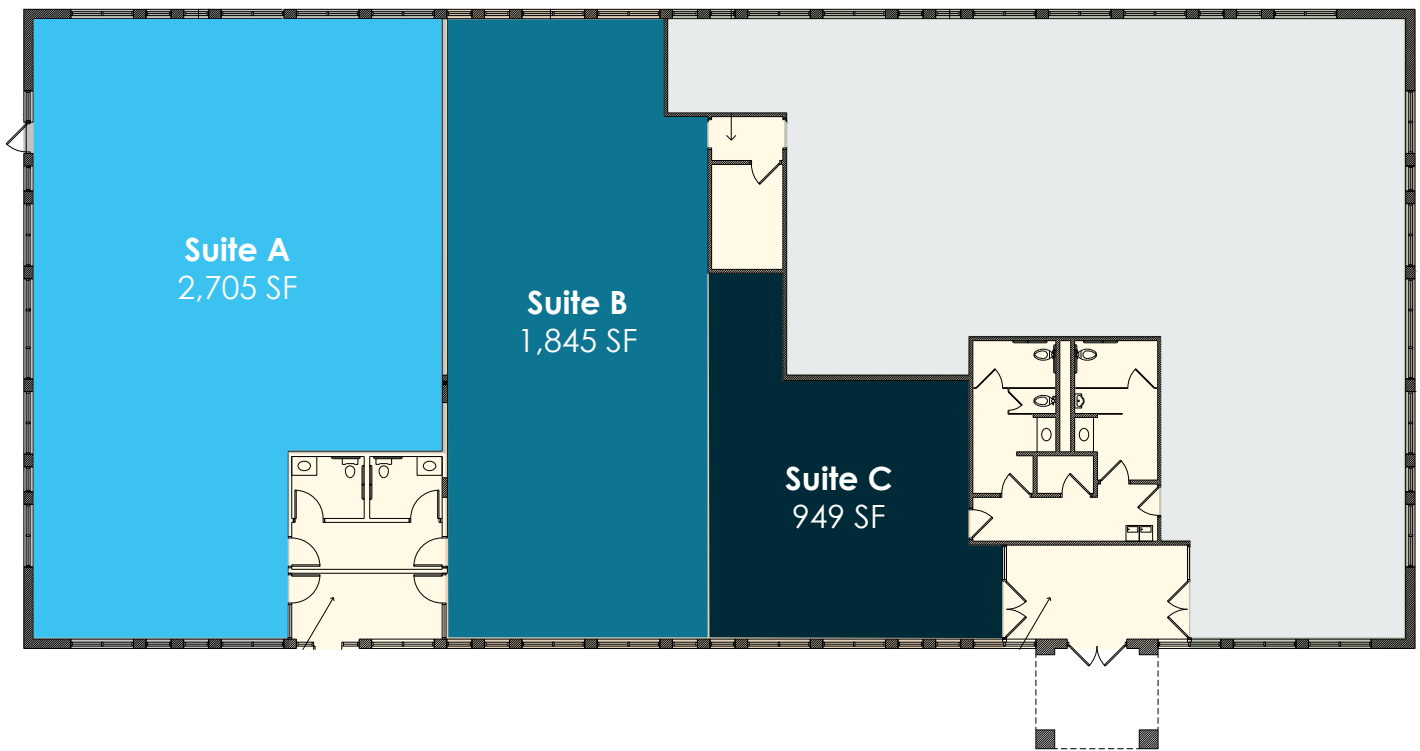
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DEMISING OPTION 3

- **Suite A:** 2,705 SF
- **Suite B:** 1,845 SF
- **Suite C:** 949 SF

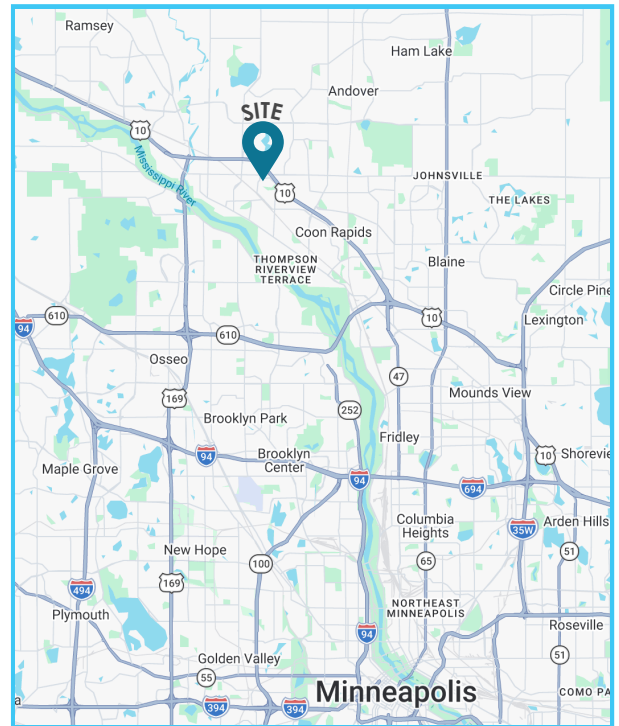


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AERIAL MAP

- Located in Coon Rapids' Riverdale retail district, a dominant regional shopping destination
- High visibility location with 66,281 VPD on Highway 10 and 16,600 VPD on Northdale Blvd
- Strong retail synergy driving consistent consumer traffic to the area
- Convenient access to Highway 10 and Main Street, connecting the property throughout the north metro



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