



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Restaurant for Lease

3565 Northdale Blvd NW
Coon Rapids, MN

Property Features:

- Built as a Denny's Restaurant
- Outstanding location and visibility
- Great access to Hwy 10 with over 65,000 VPD
- Close proximity to nation retailers such as Target, Walmart, Home Depot, Costco, Menards, PetCo, Hobby Lobby, Michael's, TJ Max, Dicks Sporting Goods, Best Buy and much more.
- Plyon and Building Signage available
- Fully lit intersection



Base Rent: \$12,000.00 / month NNN
Property Taxes: \$26,376.86 (2024)

FOR MORE INFORMATION, CONTACT

Richard Lee

612-718-9919

richlee@premiercommercialproperties.com



Property Highlights:

- 5,235 SF stand alone building
- 0.89 Acres
- 55 parking stalls
- Built in 1998
- Shared access with Taco Bell and Holiday Gas Station
- Northdale Blvd provides direct access to Riverdale shopping area
- Abundance of retailers in the area
- Great traffic counts on Hwy 10 / Round Lake Blvd and Northdale Blvd
- Large pylon signage with visibility on Round Lake Blvd
- Second generation restaurant. Built and operated as a Denny's Restaurant

Trade Area Demographics		
1 Mile	3 Mile	5 Miles
\$90,384	\$97,097	\$105,887
Est. Avg. Income	Est. Avg. Income	Est. Avg. Income
7,077	70,888	156,826
Est. Population	Est. Population	Est. Population
2,736	26,811	57,249
Est. Households	Est. Households	Est. Households



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE

CONTACT: Richard Lee

MOBILE: 612-718-9919

EMAIL: richlee@premiercommercialproperties.com





PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE

CONTACT: Richard Lee

MOBILE: 612-718-9919

EMAIL: richlee@premiercommercialproperties.com

