



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



CONTACT: Richard Lee

MOBILE: 612-718-9919

EMAIL: 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

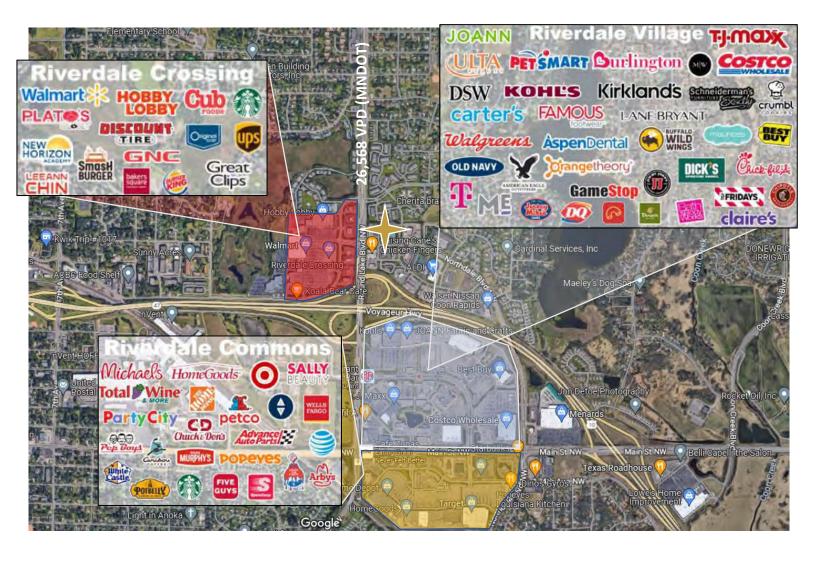
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|----------------------------|------------------|------------------|
| Trade Area Demographics | | |
| 1 Mile | 3 Mile | 5 Miles |
| \$90,384 | \$97,097 | \$105,887 |
| Est. Avg. Income | Est. Avg. Income | Est. Avg. Income |
| 7,077 | 70,888 | 156,826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



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