



Coon Rapids Medical Building

3833 Coon Rapids Blvd NW, Coon Rapids, MN 55433

Building Size: 31,617 sq. ft.
Space Available: 2,896 sq. ft.

- Medical space available on Coon Rapids Blvd NW - one space remaining!
- Covered patient drop off
- Dense area demographics
- Near Mercy Hospital campus
- Monument signage available
- Adjacent to complementary medical and retail

Anne E. Madyun CCIM
 612.454.4172
 amadyun@davishre.com
 davishre.com

Jill K. Rasmussen CCIM, SIOR
 612.341.3247
 jrasmussen@davishre.com

T

BUILDING TENANTS



Gentle Caring Minds



TRAFFIC COUNT

12,800 vehicles on Coon Rapids Blvd A.A.D.T.
 (average annual daily traffic)
 9,200 vehicles on Round Lake Blvd



2023 ESTIMATED POPULATION

1 mile: 11,945
 3 miles: 79,317
 5 miles: 174,663



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$103,513
 3 miles: \$109,634
 5 miles: \$119,234



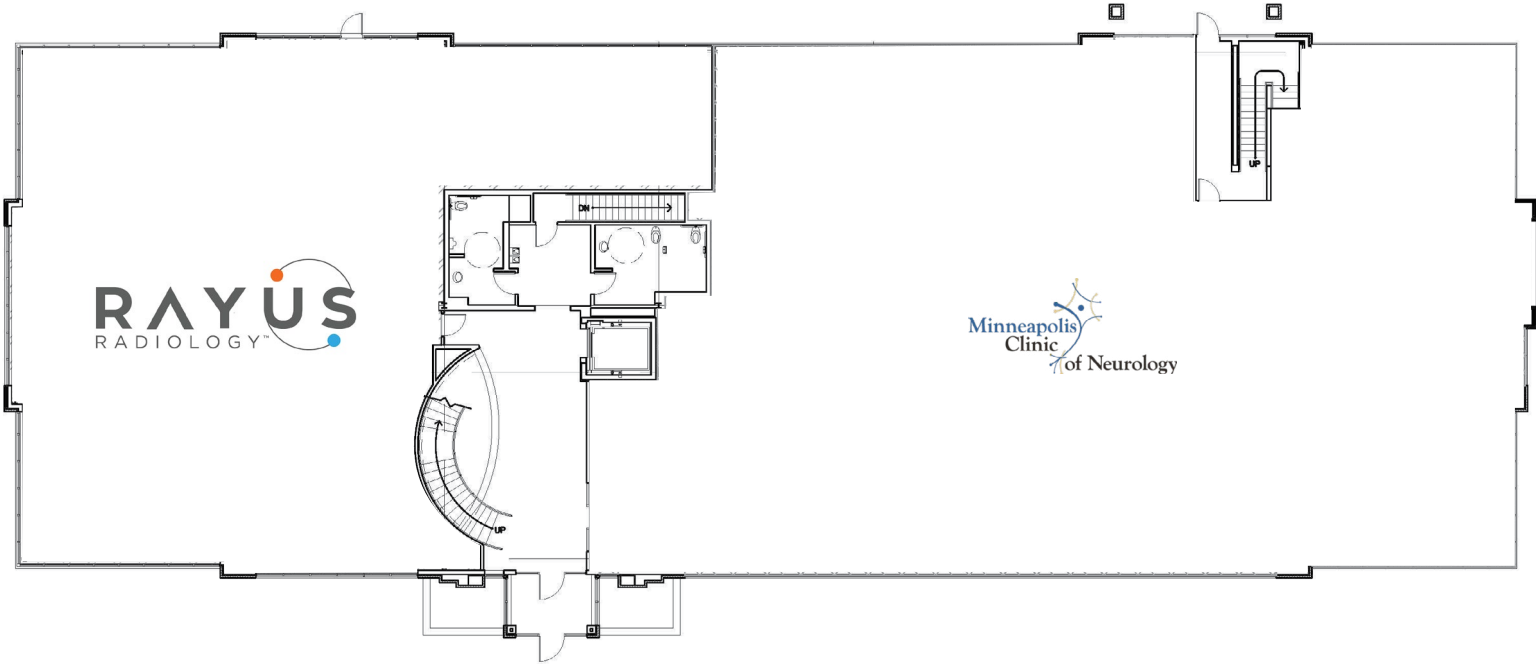
PHYSICIANS REALTY TRUST



Coon Rapids Medical Building

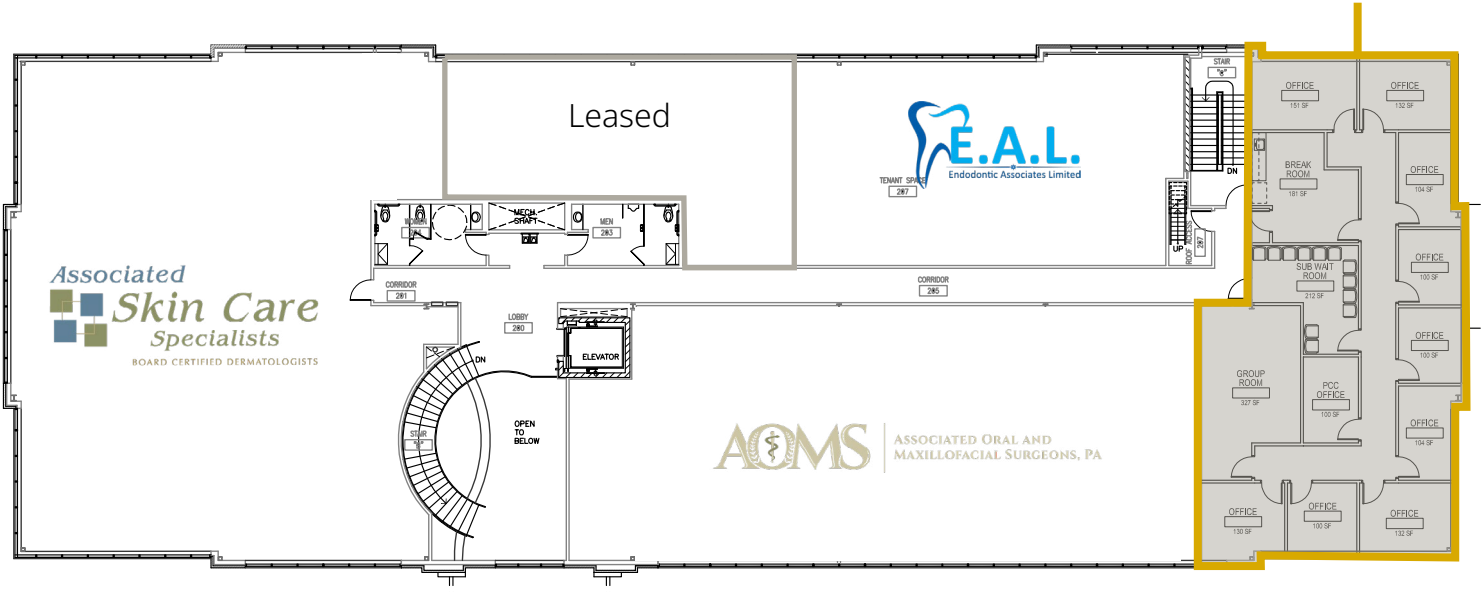
3833 Coon Rapids Blvd NW, Coon Rapids, MN 55433

FLOOR PLAN
(1ST FLOOR)



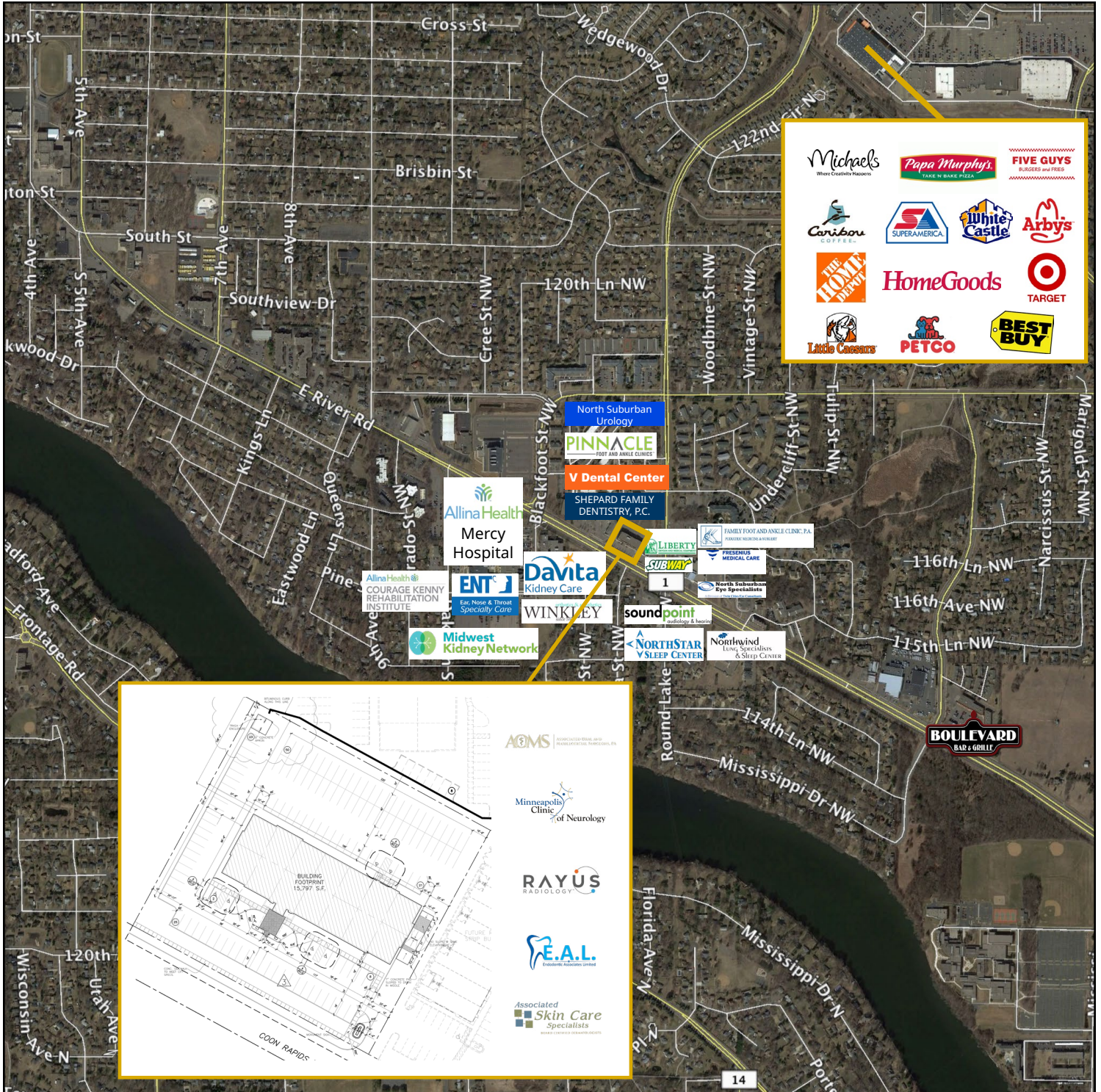
FLOOR PLAN
(2ND FLOOR)

Suite 230
Available
2,896 SF



Coon Rapids Medical Building

3833 Coon Rapids Blvd NW, Coon Rapids, MN 55433





Coon Rapids Medical Building

3833 Coon Rapids Blvd NW, Coon Rapids, MN 55433

