



Medical Space For Lease

Coon Rapids Medical Center | 3833 Coon Rapids Blvd NW, Coon Rapids, MN 55433



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Healthpeak® | The logo for Healthpeak, featuring the word "Healthpeak" in a bold, sans-serif font. To the right of the word is a vertical line, followed by the text "DOC LISTED NYSE" in a smaller, bold, sans-serif font.



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- 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

Building Size:
31,617 sq. ft.

Space Available:
2,896 sq. ft.

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BUILDING TENANTS:



Gentle Caring Minds



TRAFFIC COUNT

12,800 vehicles on Coon Rapids Blvd (average annual daily traffic)



2023 ESTIMATED POPULATION

1 mile: 11,892
 3 miles: 79,403
 5 miles: 174,717



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$103,528
 3 miles: \$109,704
 5 miles: \$119,210

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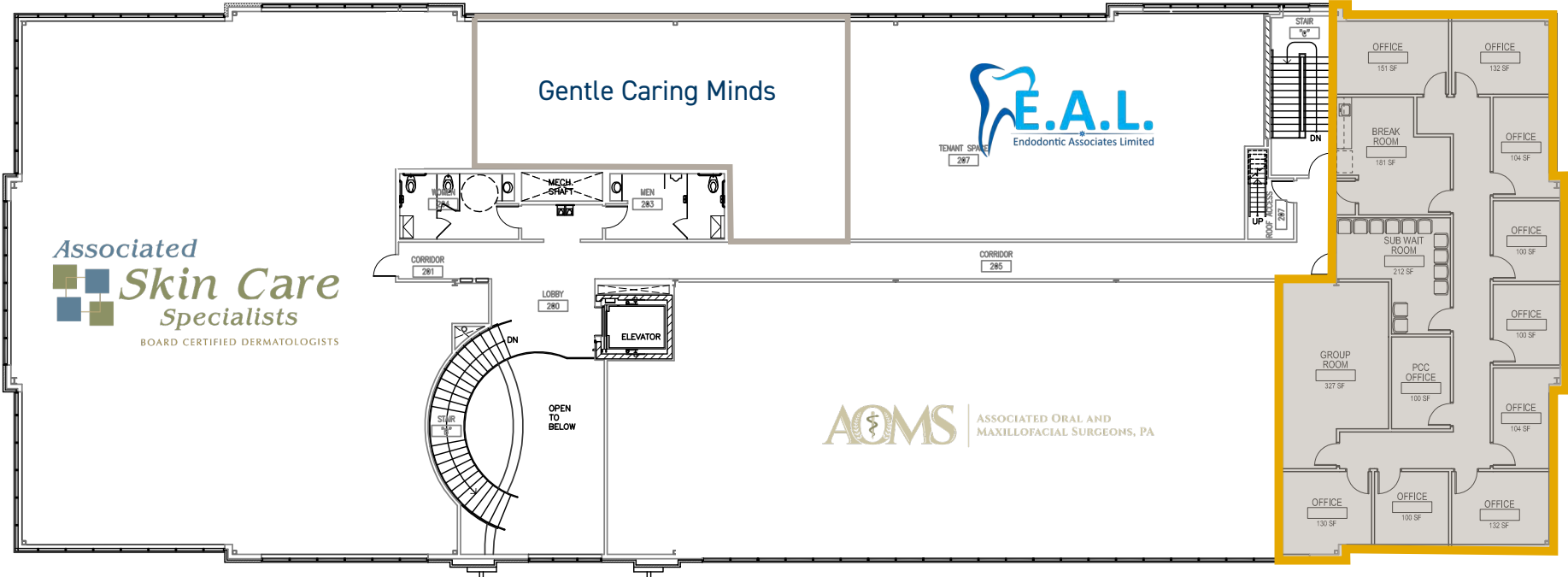


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Floor Plans

2nd Floor
2,896 SF Available



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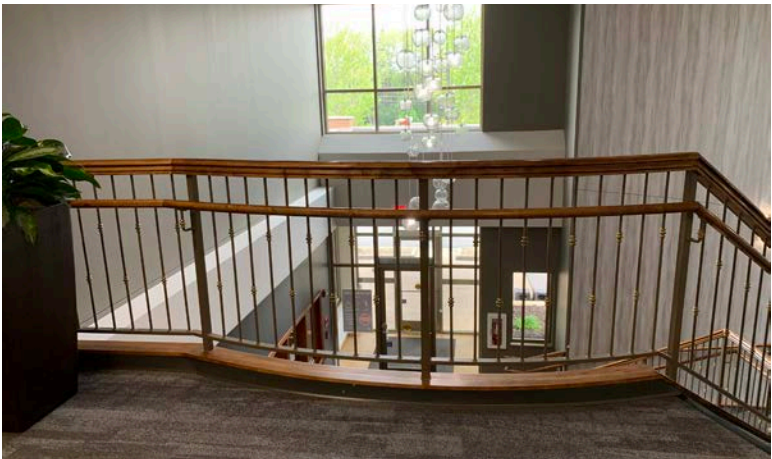
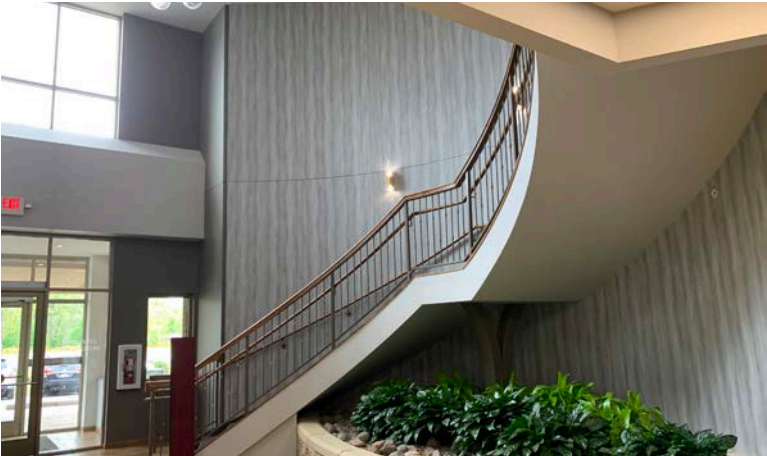
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Interior Photos



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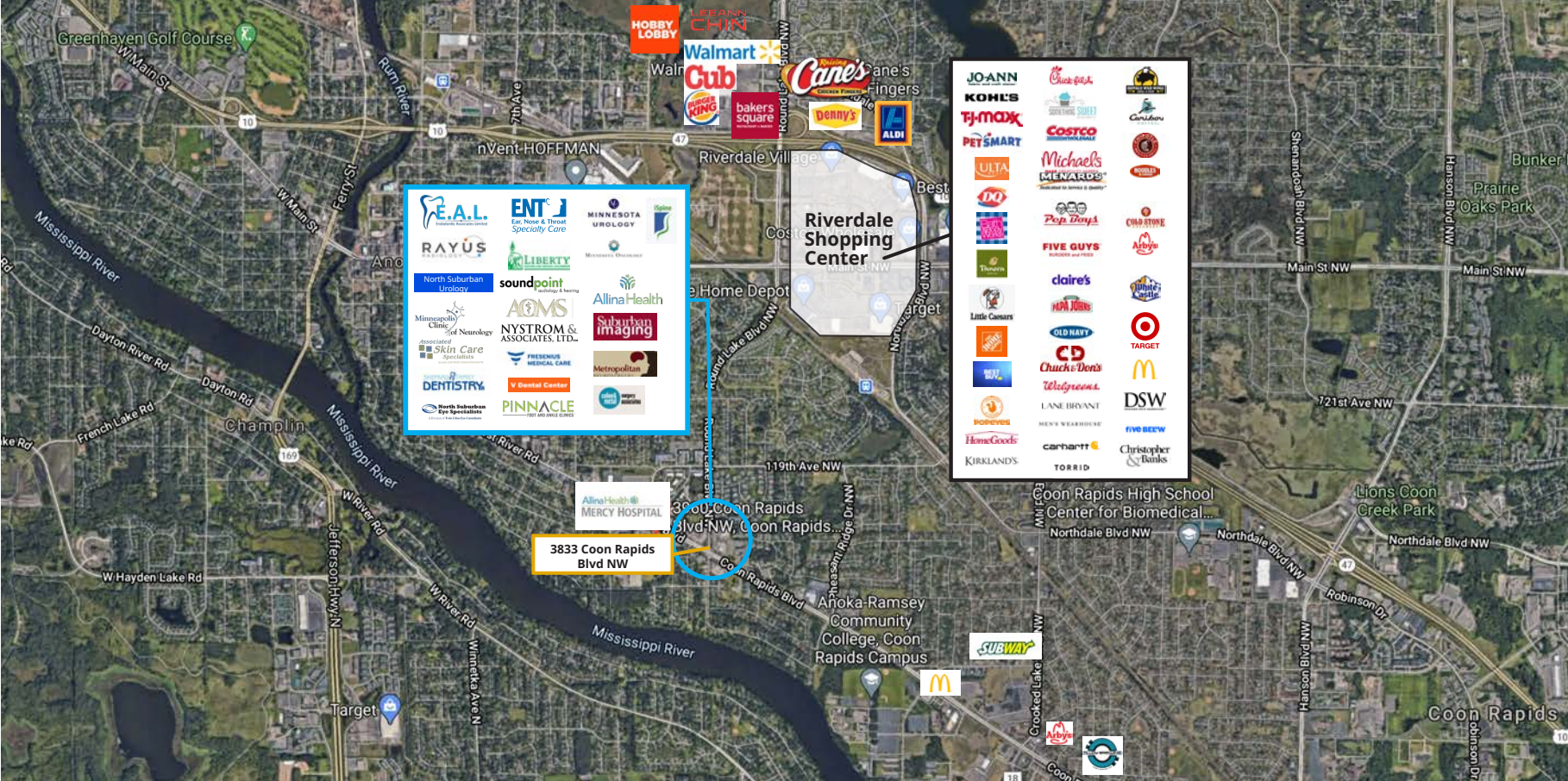
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Local Retail View



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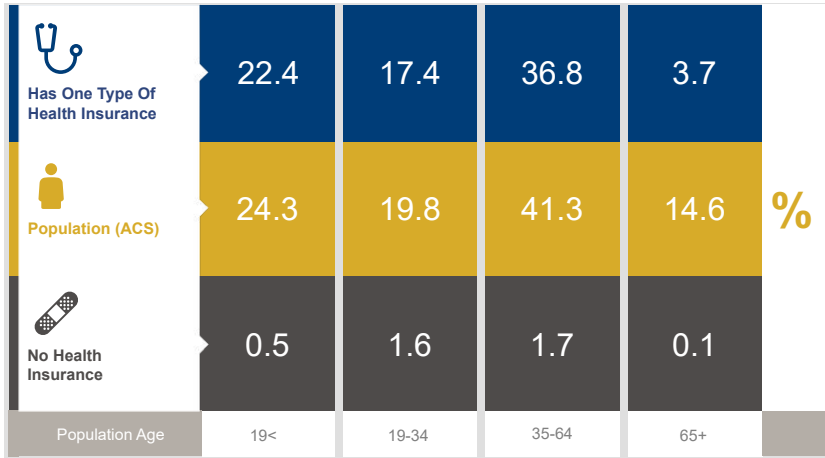




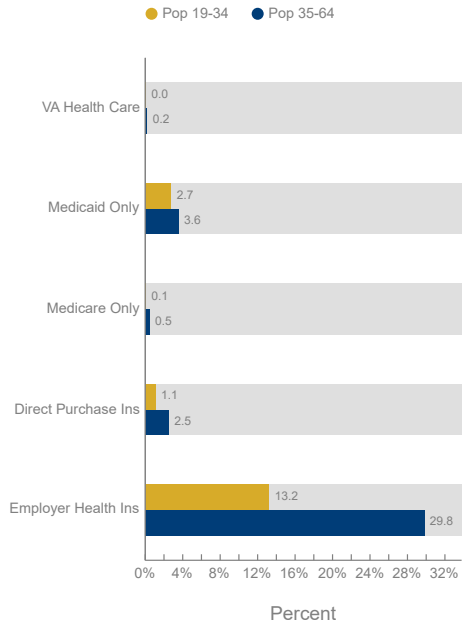
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,034.6
Physician Services	\$315.0
Dental Services	\$504.3
Eyecare Services	\$99.0
Lab Tests/X-rays	\$87.0
Hospital Room & Hospital Service	\$288.0

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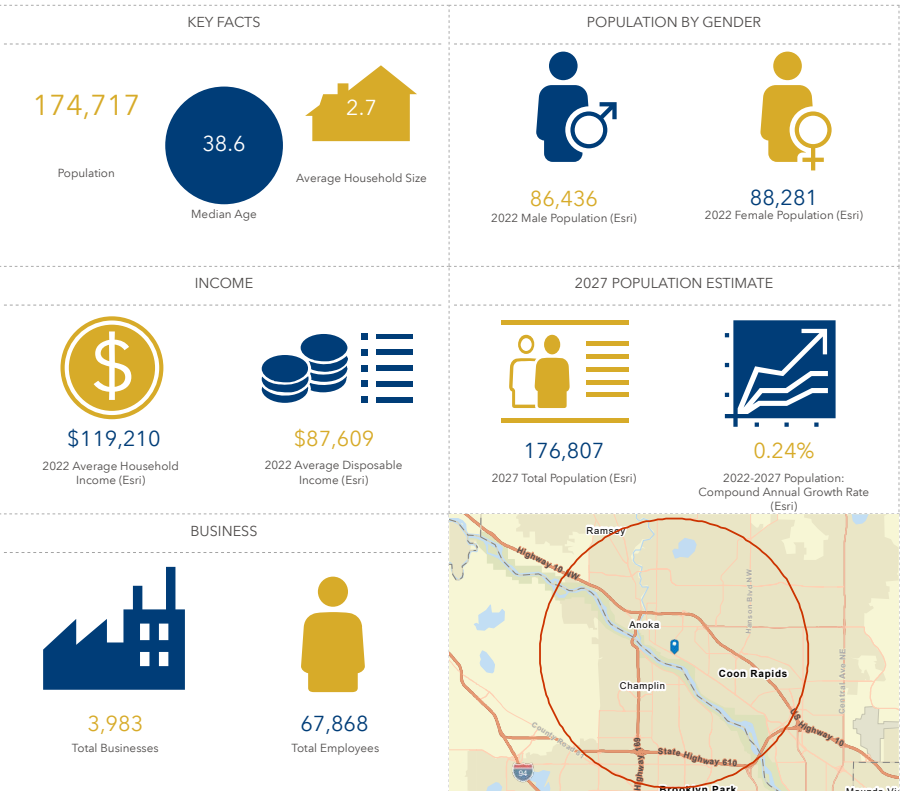
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The Coon Rapids Market

Top Employers	# of Employees	Type
Mercy Health (Allina Health)	2,783	Healthcare
ISD #11	1,416	Education
RMS Company	1,075	Manufacturing
Target	600	Retail Trade
Ramsey Community College	450	Education
Honeywell Aerospace	400	Manufacturing
City of Coon Rapids	304	Government
HOM Furniture	300	Retail Trade
Cub	290	Retail Trade
Menards	220	Retail Trade
Walmart	200	Retail Trade

Key Facts



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