

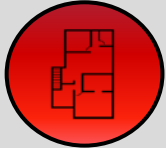
# SPRINGBROOK MALL

77-141 85<sup>TH</sup> AVE NW, COON RAPIDS, MN



KRAUS-ANDERSON<sup>®</sup>  
Realty Company

## SPACE AVAILABLE



Multiple spaces available  
- See site plan

## SHOPPING CENTER



71,047 sf retail center

## LOCATION



Located in the Northtown  
Regional Mall retail  
corridor along Hwy 10  
and University Ave

## TRAFFIC COUNT



21,100/VPD on Hwy. 47  
16,100/VPD on 85<sup>th</sup> Ave



	1 Mile	3 Miles	5 Miles
POPULATION	7,007	77,293	223,760
DAYTIME POP	13,263	57,067	152,354
HOUSEHOLDS	2,886	29,010	83,070
HOUSEHOLD INCOME	74,779	85,107	89,327



# Retail Aerial



SPRINGBROOK MALL  
COON RAPIDS, MN



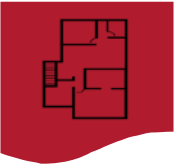


# Aerial View

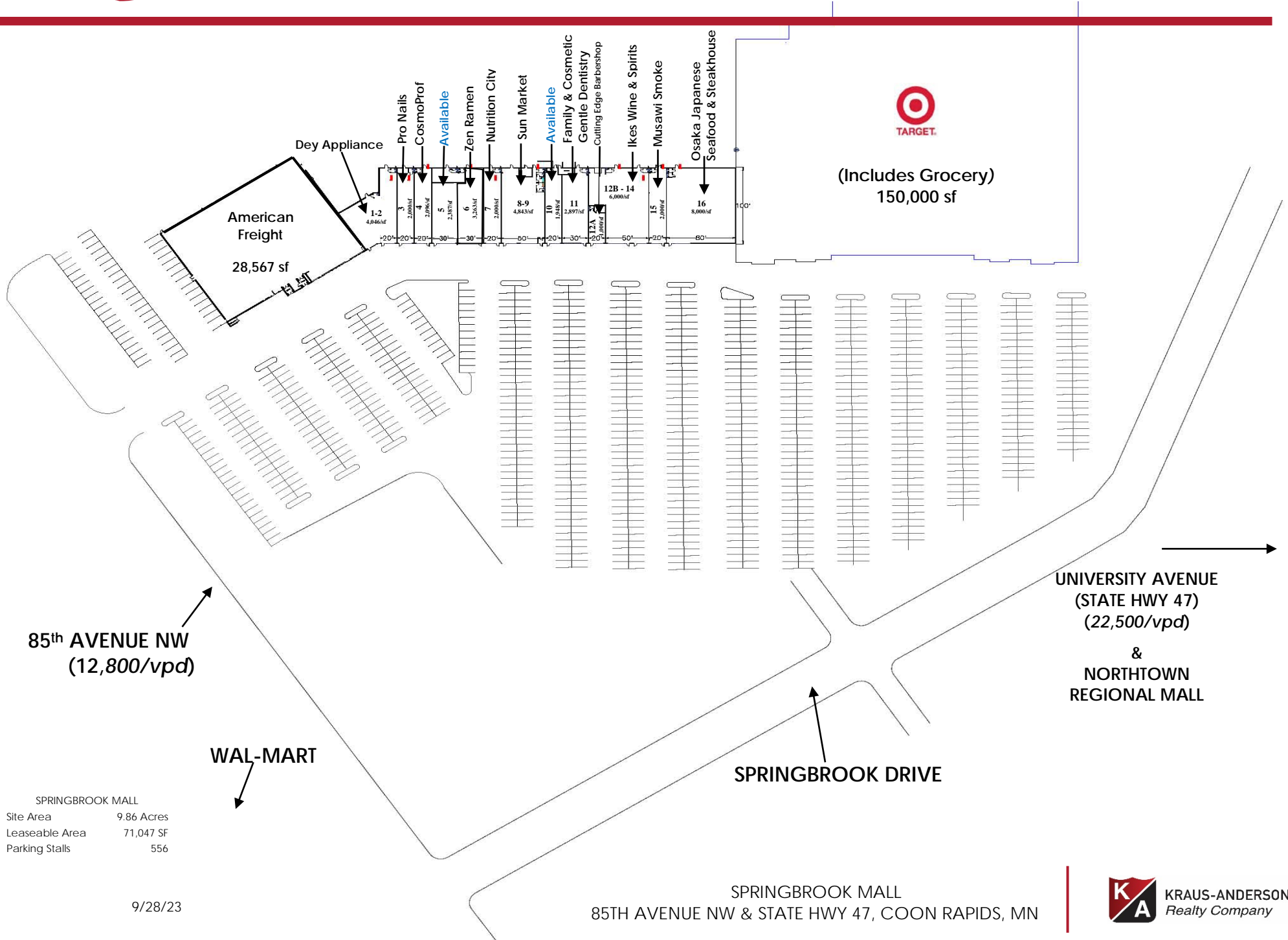


SPRINGBROOK MALL  
COON RAPIDS, MN





# Site Plan



SPRINGBROOK MALL  
 Site Area 9.86 Acres  
 Leaseable Area 71,047 SF  
 Parking Stalls 556

9/28/23

SPRINGBROOK MALL  
 85TH AVENUE NW & STATE HWY 47, COON RAPIDS, MN





# Contact

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## **Kraus-Anderson**

501 South Eighth Street  
Minneapolis, MN 55404

[www.krausanderson.com](http://www.krausanderson.com)

Main 612-332-7281  
Fax 952-881-8114



## **Dan Mossey**



O: 612-255-2420

C: 763-438-4751



[dan.mossey@krausanderson.com](mailto:dan.mossey@krausanderson.com)