



## Springbrook

### FOR SALE OR LEASE

8500 Springbrook Drive  
Coon Rapids, MN 55433

#### PREPARED BY:

**Coldwell Banker Commercial**  
Griffin Companies  
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## PROPERTY OVERVIEW

### THE PROPERTY

8500 Springbrook Drive  
Coon Rapids, MN 55433

We are pleased to present to you this excellent, renovated 10,000 SF Retail Outlot Building with immediate access off University Ave and 85th Ave NW near Northtown Mall. This is a great retail location without high retail lease rates. Great Proximity to Significant Retail Drivers: Target, Walmart, North Town Mall and Sam's Club with continued redevelopment along Springbrook Near Northtown Mall.



### LISTING PRICE

<b>Lease Price:</b>	\$14.00/sf, NNN
<b>Sale Price:</b>	\$1,400,000

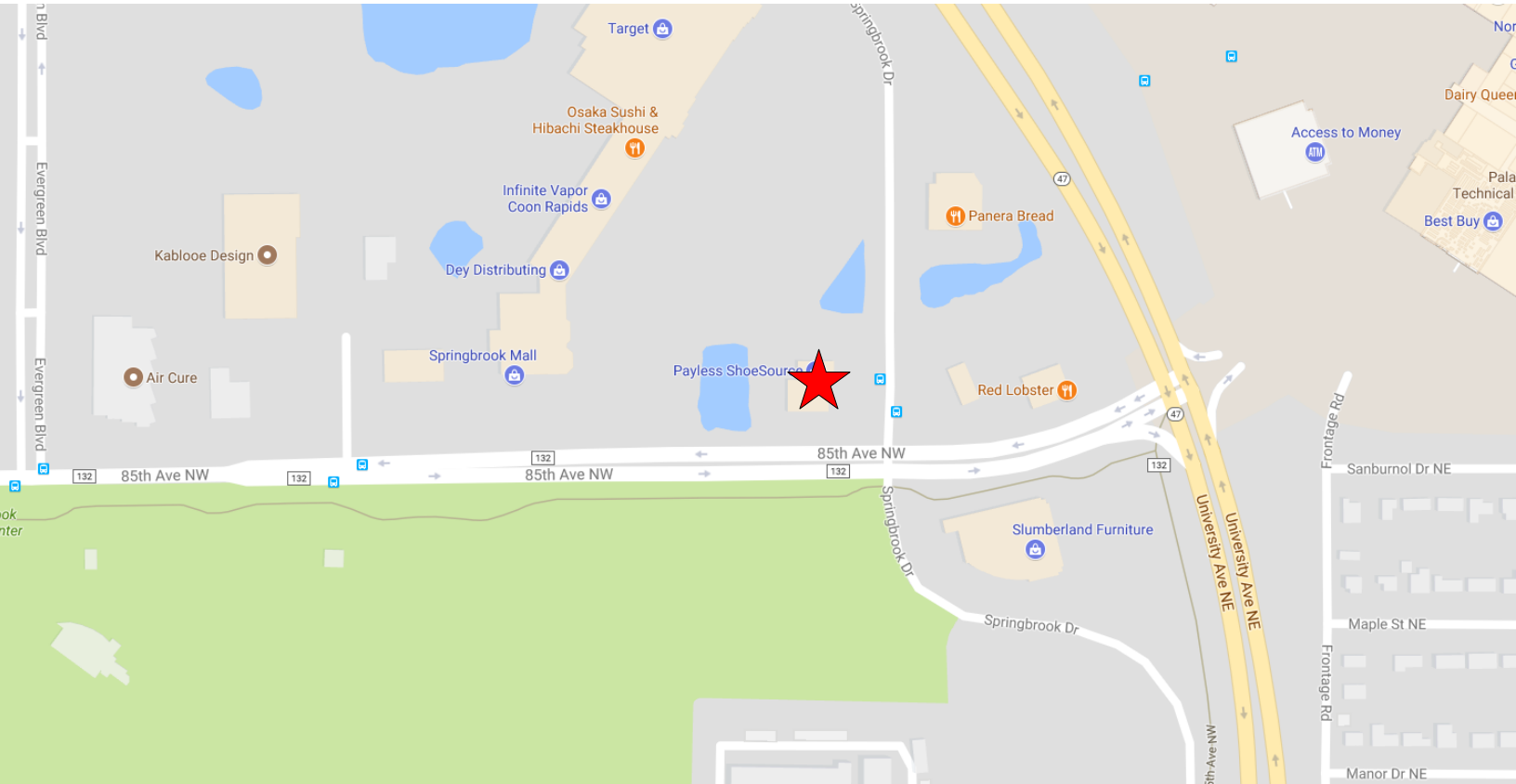
### LEASE INFORMATION

<b>Lease Type:</b>	Triple Net
<b>Space Available:</b>	6,000 SF
<b>Minimum Divisible:</b>	3,000 SF
<b>Maximum Contingency:</b>	6,000 SF

## PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Retail
<b>Class:</b>	B
<b>Building Size:</b>	10,076 SF
<b>Number of Stories:</b>	1
<b>Year Built:</b>	1985

## MAPS & AERIALS



## PROPERTY PHOTOS



## CONTACT INFORMATION

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For more information, please contact:

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