



# Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN



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[davishre.com](http://davishre.com)

Building owned and managed by  
HEALTHCARE REALTY





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- Medical space available for lease
- Tunnel connected to Mercy Hospital
- Building has been fully renovated with Class A finishes and new mechanicals
- Building has been awarded the BOMA Kilowatt Cup award for outstanding energy efficiency
- Common area conference room and break room

<b>Building Size:</b>	92,139 sq. ft.	<b>Space Available:</b>	1,020 - 4,185 sq. ft.
Net Rental Rate:		\$19.00/sq. ft.	
Operating Expenses:		\$ 9.29/sq. ft.	
Real Estate Taxes:		\$ 3.77/sq. ft.	

## T

### BUILDING TENANTS:



**MINNESOTA UROLOGY**

Dr. Jonathan Jenkins, DDS, MS



### TRAFFIC COUNT

12,800 vehicles on Coon Rapids Blvd (average annual daily traffic)  
3,550 on Blackfoot St NW



### 2023 ESTIMATED POPULATION

1 mile: 11,428  
3 miles: 78,748  
5 miles: 172,202



### 2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$102,788  
3 miles: \$110,872  
5 miles: \$119,123

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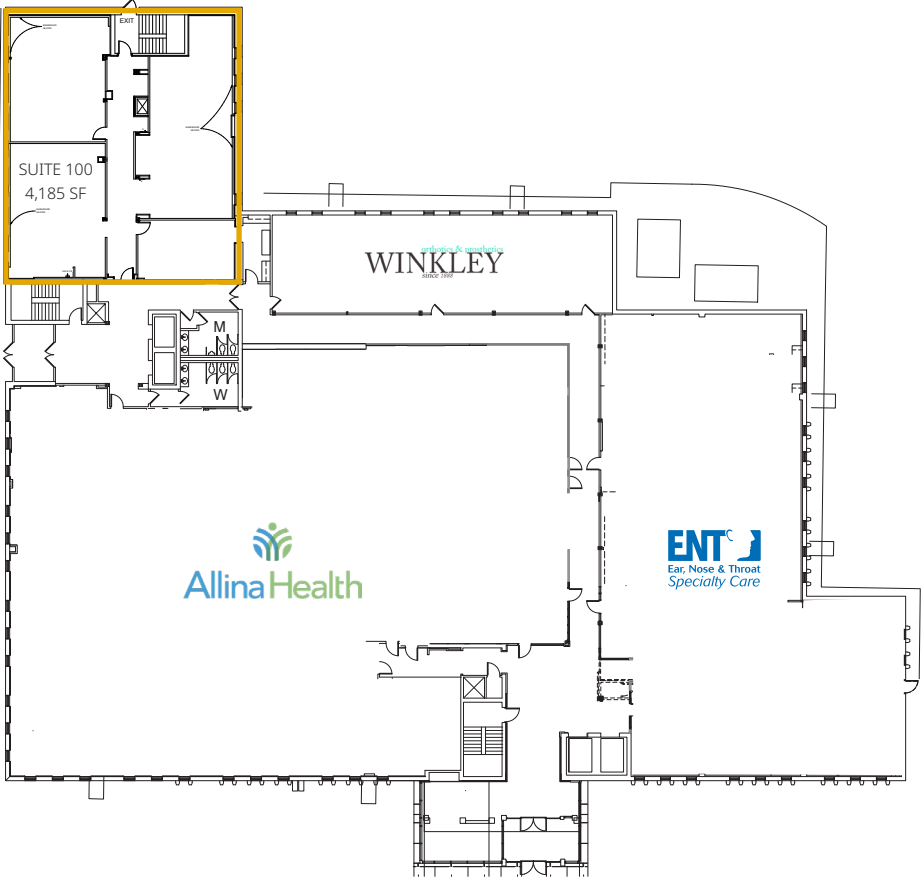


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## Floor Plans

1st Floor  
4,185 SF Available



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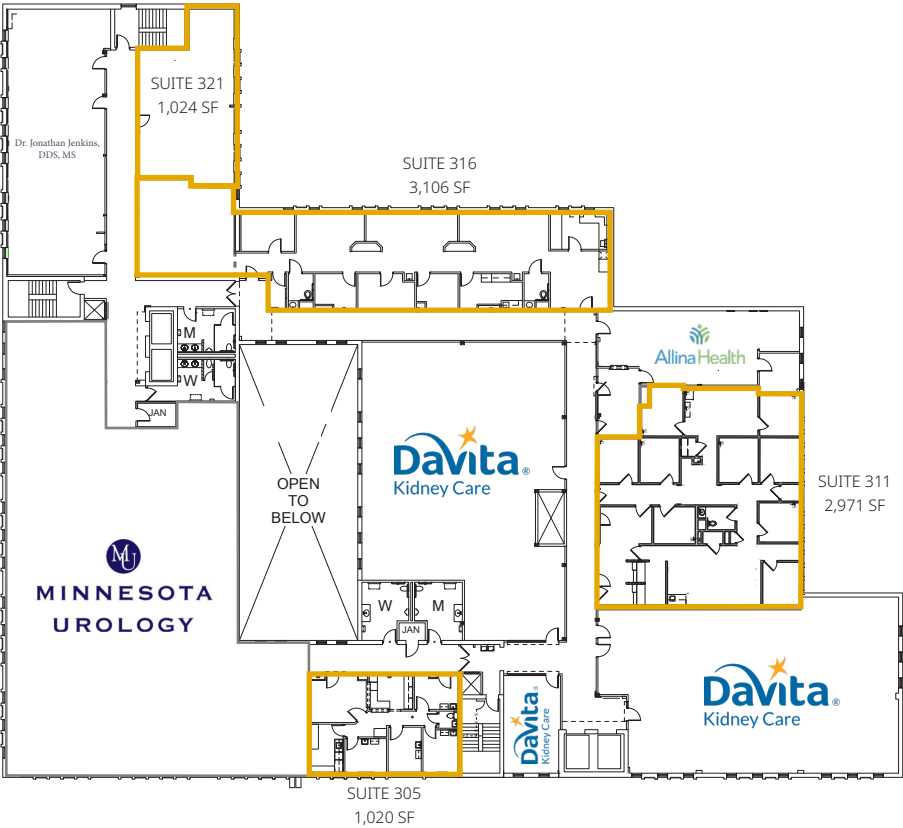


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## Floor Plans

3rd Floor  
1,020 – 4,130 SF Available



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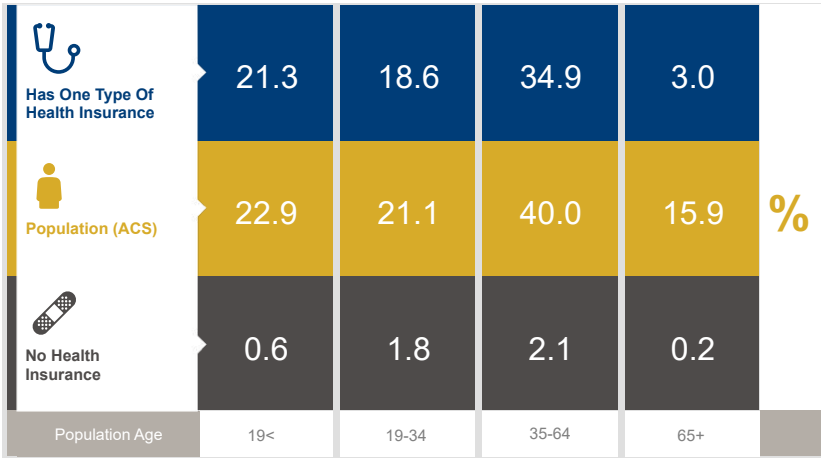
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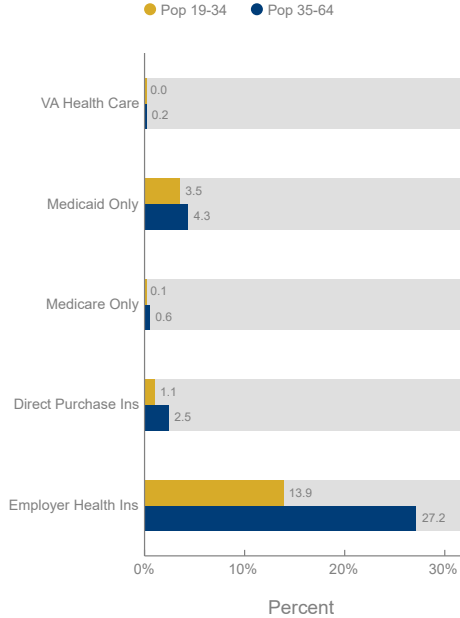
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$831.1
Physician Services	\$283.1
Dental Services	\$439.4
Eyecare Services	\$75.4
Lab Tests/X-rays	\$74.8
Hospital Room & Hospital Service	\$219.5
Convalescent/Nursing Home Care	\$36.0





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## Interior Photos



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## Local Retail View



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## Employment in Coon Rapids

Top Employers	# of Employees	Type
Mercy Health (Allina Health System)	2,783	Healthcare
Independent School District #11	1,416	Education
RMS Company	1,075	Manufacturing
Target	600	Retail Trade
Anoka-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
Costco	200	Retail Trade

### EMPLOYMENT BY INDUSTRY

- Retail Trade – **21%**
- Manufacturing – **7%**
- Accommodation and Food Services – **10%**
- Educational Services – **7%**
- Healthcare and Social Assistance – **18%**
- Wholesale Trade – **5%**

### Coming Soon!

“Riverdale Station Apartments” phase-3 has begun planning for a 152 unit apartment complex. The first 2-phases of the apartment complex consists of 251 units. They include 24-hour fitness centers, heated underground parking, private resident storage, and working & gaming rooms. Phase-3 plans to be completed by Summer 2024.

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