

FOR SUBLEASE - 13,013 SF



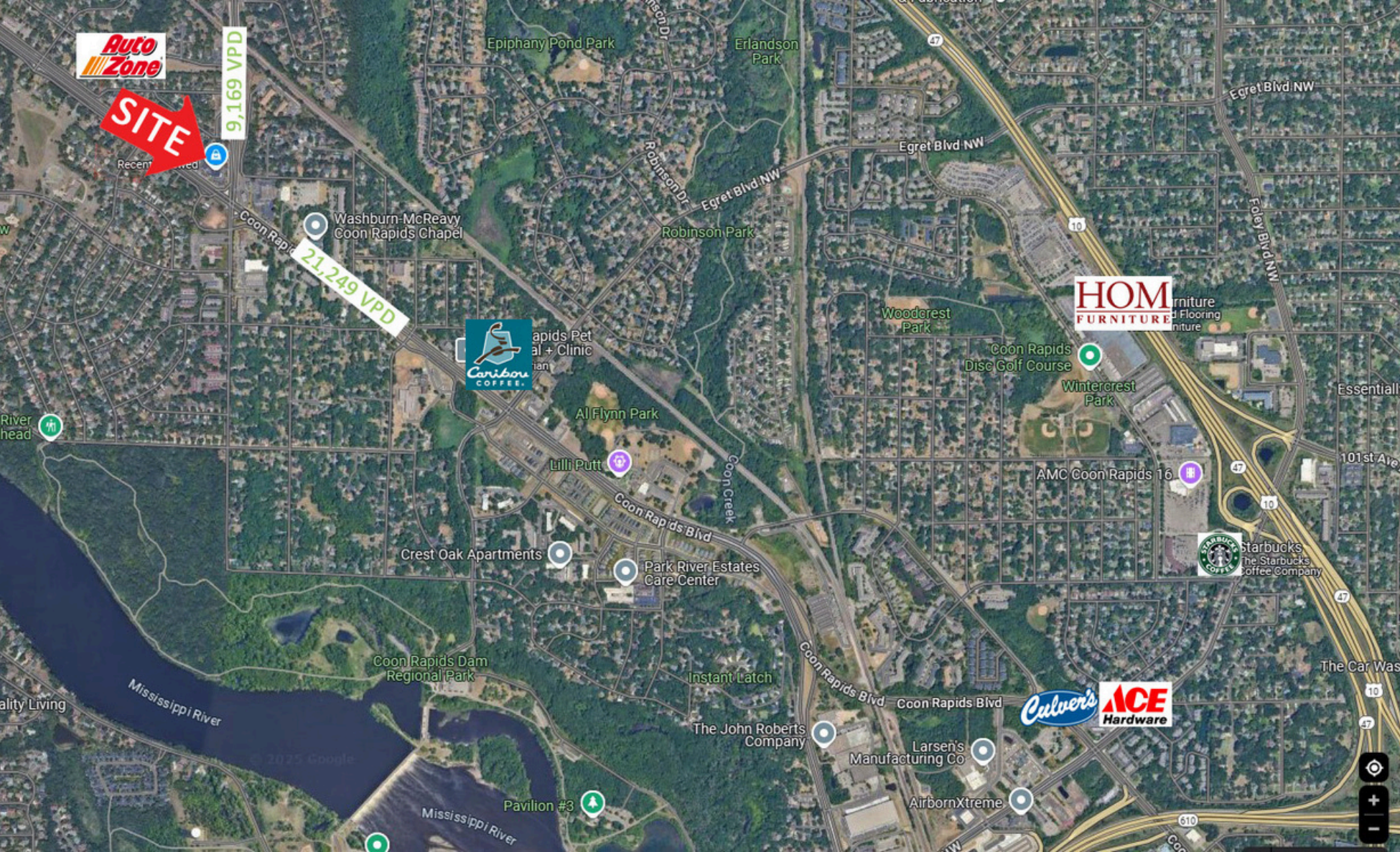
CVS PHARMACY

2017 COON RAPIDS BLVD, COON RAPIDS, MN

Bloom Commercial Real Estate
800 LaSalle Avenue | Suite 1250
Minneapolis, MN 55402
www.bloomcommercial.com

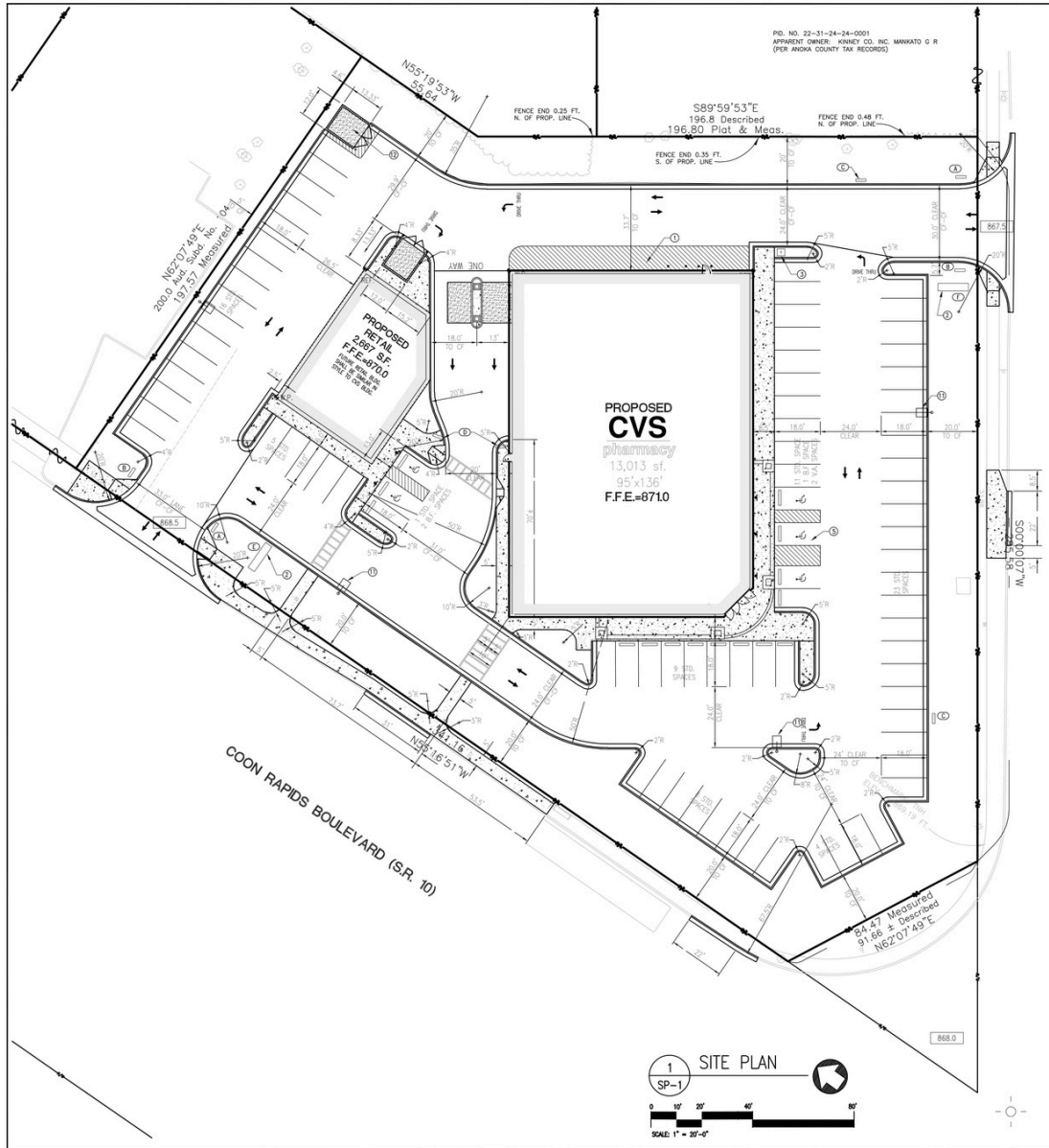


AERIAL VIEW



BLOOM COMMERCIAL
REAL ESTATE

SITE PLAN



CRITERIA CHECKLIST	
PROJECT DATA	
TOTAL SITE AREA	3.881 ACRES
CVS PHARMACY	13,013 SF CVS / 2,697 FUTURE RETAIL
TOTAL PARKING REQUIRED	1 PER 100 SF RETAIL FLOOR AREA (MIN. TOTAL SF 12,810 SF TOTAL) = 21 SPACES
TOTAL PARKING PROVIDED	30 SPACES PROVIDED (28 100% CVS RETAIL)
LAND INFORMATION	
LAND USE	PARCEL 1, PARCEL 2 & PARCEL 3
PARCEL NUMBER	SEE ALTA SURVEY
BOUNDARY SURVEY	SURVEY PREPARED BY URS CORP., MINNEAPOLIS, MN.
TOPOGRAPHICAL SURVEY	SURVEY PREPARED BY URS CORP., MINNEAPOLIS, MN.
ENVIRONMENTAL REPORT	N/A
GEOLOGICAL REPORT	PREPARED BY SOI TEST SOILS ENGINEERING, INC. 50177.02
DETERMINATION EVALUATION	PER CITY: NO ADDITIONAL DETERMINATION IS REQUIRED
CUT / FILL EVALUATION	APPROX. CUT TO CUT / FILL TO CUT - EXPORT APPROX. 0 CY
SOIL IMPROVEMENTS	MINOR CURE CURBS & SIDEWALK RESTORATION
TRAFFIC STUDY	NO TRAFFIC STUDY IS REQUIRED AS PART OF THIS DEVELOPMENT
TRUNK SETBACK	40' SETBACK (FRONT SIGN)
MINOR SETBACK	40' SETBACK (DOOR RECESSED)
SIDE SETBACK	10' SETBACK
REAR SETBACK	20' SETBACK
TABLEMENTS	TABLEMENTS ARE AS SHOWN ON PLAN (PROPOSED & EXISTING)
ZONING INFORMATION	
EXISTING ZONING	GENERAL COMMERCIAL
PROPOSED ZONING	N/A
PLACATE ZONING	GENERAL COMMERCIAL (G) - LOW DENSITY RESIDENTIAL (LRS) (R)
ZONING CONTACT	COON RAPIDS COMMUNITY DEVELOPMENT DEPARTMENT (253) 791-2449
CONDITIONS OF ZONING	N/A
DENSITY LIMIT	400 MAX. BUILDING COVERAGE
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MIN. ROAD FRONTAGE	N/A
BUILDING HEIGHT LIMIT	N/A
LANDSCAPE INFORMATION	
LANDSCAPE STUDY	ALTA SURVEY PREPARED BY URS CORP., MINNEAPOLIS
FRONT LANDSCAPE STRIP	20' SETBACK
MINOR LANDSCAPE STRIP	20' SETBACK
SOIL LANDSCAPE STRIP	N/A
REAR LANDSCAPE STRIP	20' SETBACK TO RESIDENTIAL, 5' TO COMMERCIAL BUFFERS
BUILDING CODE INFORMATION	
BUILDING DEPT. CONTACT	DOUG WHITNEY (253) 787-8478
FIRE DEPT. ACCESS	COON RAPIDS BLVD. & HANSON BLVD.
FIRE PROTECTION	SPRINKLER ONLY
PLUMBING FEATURES	MIN. OF 8" - 8" PROVIDED
UTILITY INFORMATION	
SEWER AVAILABILITY	CENTROPOL ENERGY MINNEAPOLIS - (800) 342-4166
ELECTRIC AVAILABILITY	COMED - (800) 844-1172
TELEPHONE AVAILABILITY	OMNICOM, MINNESOTA - (800) 803-8000
CABLE AVAILABILITY	N/A
WATER AVAILABILITY	CITY OF COON RAPIDS - (253) 791-4438
SEWER AVAILABILITY	CITY OF COON RAPIDS - (253) 791-4438
STORM AVAILABILITY	MINNESOTA POLLUTION CONTROL AGENCY - (855) 298-6300
DOT INFORMATION	
CURB CUT EVALUATION	SEE PLAN
DOT PERMITS TO USE	DOT NEEDS TO REVIEW
DOT COMMENTS	NONE AT THIS TIME
DOT LABELS	SEE PLAN
DOT REQUIREMENTS	ACCEPTABLE AS-IS
DOT TIMES OF SHORT	ACCEPTABLE AS-IS
SIGN INFORMATION	
MIN. SIGN REQUIREMENTS	300 SQ. FT. ALLOWED BY CODE - STANDARD PROGRADE SIGN 50 FT.
PAVILION SIGN LOCATIONS	HARD CORNER
FRONT SIGN REQUIREMENTS	75 SQ. FT. MAX.
MONUMENT SIGN LOCATIONS	VARIANCE REQUIRED
MONUMENT SIGN REQUIREMENTS	25 SQ. FT. MAX.
SITE PLAN INFORMATION	
DEVELOPER LOCATION	SEE PHOTOGRAPHICAL LOCATION
DUMPSTER LOCATION	SEE SITE PLAN
TRUCK ACCESS	SEE SITE PLAN
PHOTO METRICS	SEE PHOTO METRICS - DRAWING SE-1.2
LIGHT POLE TYPE & LOCATION	SEE SITE PLAN
DRIVE THRU SIGN LOCATION	SEE SITE PLAN
HANDICAP PARKING	SEE SITE PLAN
DRIVEWAY TRANSFORMERS	SEE SITE PLAN
PARKING / SIDEWALK ONE	SEE SITE PLAN
CURB CUT COORDINATES	SEE SITE PLAN - DRAWING C2.1
FINISH FLOOR ELEVATION	ARCH 100.00' - OVER 871.00'
NORTH ARROW	SEE SITE PLAN
GRAPHIC SCALE	SEE SITE PLAN

SITE SIGNAGE INDEX	
(C) ENTER WITH DIRECTIONAL ARROW 4.25 SQ. FT.	
(D) EXIT WITH DIRECTIONAL ARROW 4.25 SQ. FT.	
(E) DRIVE-THRU WITH DIRECTIONAL ARROW 4.25 SQ. FT.	
(F) DO NOT ENTER/THRU WITH DIRECTIONAL ARROW 4.50 SQ. FT.	
(1) CVS/PHARMACY (PHYS) 80 SQ. FT.	
(2) CVS/PHARMACY (MANAGED) 22 SQ. FT.	

- NOTES BY SYMBOL:**
- ① COMPACTOR LOCATION
 - ② COORDINATE LOCATION OF PAVILION SIGN WITH CVS REGIONAL SIGN COMPANY AND SHOW LOCATION ON MAIN ROAD FRONTAGE. SIGN LOCATION MUST COMPLY WITH LOCAL REQUIREMENTS.
 - ③ CONFIRM WITH POWER COMPANY WHETHER A PAD MOUNTED TRANSFORMER WILL BE PROVIDED. SHOW LOCATION OF POLE OR PAD. THIS IS THE PREFERRED LOCATION FOR THE PAD AND TRANSFORMER.
 - ④ SHOW LOCATIONS OF NO-ENTRY SIGNS (TYPICALLY TWO) TO PREVENT OR REDUCE TRAFFIC FROM TRAVELING CLOCKWISE AROUND THE BUILDING.
 - ⑤ SHOW HANDICAP PARKING SPACES CLOSEST TO ENTRANCE.
 - ⑥ GRADE MUST BE SHOWN AT INTERSECTION AND AT CURB LINE.
 - ⑦ INDICATE IF A STOP LIGHT EXISTS AT STREET INTERSECTIONS.
 - ⑧ GROUND PAINTED DRIVE-THRU SIGNS MUST BE SHOWN IN LOCATIONS FOR THIS DRAWING TO DIRECT TRAFFIC TO THE DRIVE-THRU.
 - ⑨ GRADE MUST BE SHOWN AT CURB-CUT TO SECONDARY ENTRANCE.
 - ⊕ LIGHT AREA.
 - ⊙ LIGHT POLE.
 - ⊞ DUMPSTER.

HANSON BOULEVARD (C.S.A.H. No. 78)

ARCHITECT OF RECORD



GEORGE M. LEWIS
GRAND RAPIDS, MI
3900 SHAWAN BL. SE
(616) 574-8500

CONSULTANT:



SEAL:



NORTHERN LEFT 13013
STORE NUMBER: 5997
COON RAPIDS BLVD. / HANSON BLVD.
COON RAPIDS, MINNESOTA

DEVELOPER:



REVISIONS:
REVISED PER COMMENTS 12/27/03

DRAWING BY:
DATE: 31 JULY 2003
JOB NUMBER: 12936320
TITLE:

SITE PLAN
SP-1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

PROPERTY HIGHLIGHTS

- Located at signalized corner of busy intersection
- Freestanding Building with Pylon Sign
- Building taken care of and well kept
- Rare Opportunity
-

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
POPULATION	9,952	86,200	227,795
MEDIAN HH INCOME	\$75,538	\$90,741	\$91,858

Traffic Counts

Coon Rapids Blvd NW	21,249 VPD
Hanson Blvd	9169 VPD



FOR MORE INFORMATION:

Josh Bloom

651.207.3157 (text or call)
josh@bloomcommercial.com



BLOOM COMMERCIAL
REAL ESTATE