

EXISTING RESTAURANT OR RETAIL/MEDICAL/MIXED-USE REDEVELOPMENT OPPORTUNITY

8301 Normandale Blvd | Bloomington, MN | 55437

CONFIDENTIAL - DO NOT CONTACT EMPLOYEES



Price Reduction
12,761 SF/ 2.62 Acres Available

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UPLAND

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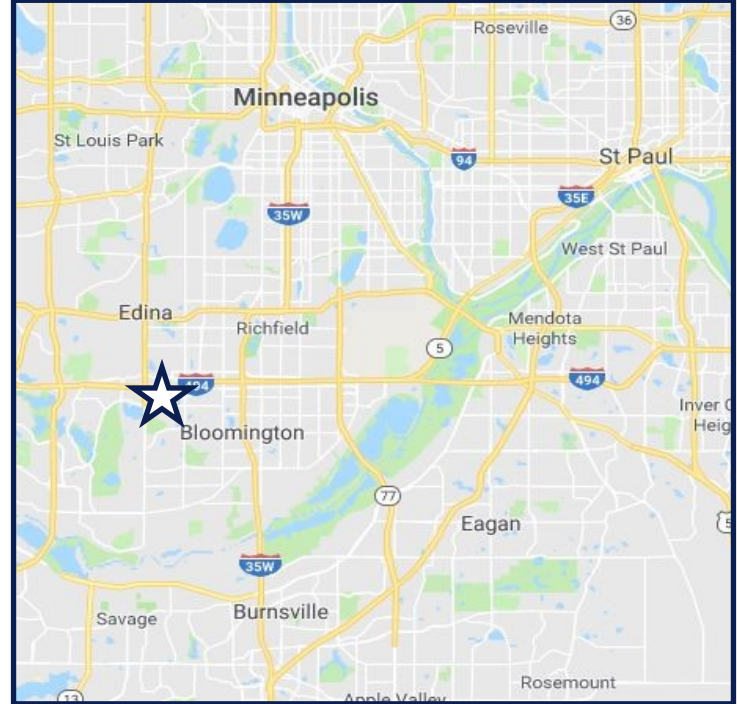
Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	8301 Normandale Blvd
CITY, STATE	Bloomington, MN
BUILDING SIZE	12,761 SF
PARCEL SIZE	2.62 Acres
SALE PRICE	\$4,350,000 (PRICE REDUCTION)
2018 TAXES	\$100,643.86
PARKING	156 spaces with cross access
ZONING	Neighborhood Commercial Center B-4 Planned Development Overlay
COUNTY	Hennepin
YEAR BUILT/RENOVATED	1971/2002

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,043	75,877	227,798
DAYTIME POPULATION	25,385	111,305	214,981
MEDIAN HH INCOME	\$78,363	\$77,175	\$77,765
AVERAGE HH INCOME	\$107,009	\$110,919	\$112,199
MEDIAN AGE	48.6	46.6	42.6

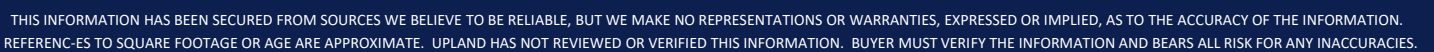


TRAFFIC COUNTS

INTERSTATE 494	176,000 VPD
NORMANDALE BLVD	41,500 VPD
W 84TH ST	18,700 VPD

COMMENTS

- Prime location on the corner of Normandale Blvd and W 84th St., high traffic corridor just south of the I-494 / Highway 100 cross.
- Across the street from Normandale Lake Office Park, a stunning five-building, 1.7 million square foot office complex.
- Potential mixed-use redevelopment opportunity on 2.62 acres of highly desirable land.
- Cross easement parking agreement with adjacent office building.
- 6 miles West of Mall of America and Minneapolis-St. Paul International Airport.
- Centered along the expansive commerce belt of I-494.











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NOTES

Area of property = 114,058 Sq. ft. or 2.62 Acres
 81.06' 512.5'
 12, 836'

Zoning of property B-7(P) (Retail Business, Planned Development, Mixed Use with a Commercial Focus)

Satellite per 2015 requirements are as follows:	Parking
Food and Street:	85 feet
Side:	20 feet
Main:	5 feet
	5 feet

The setbacks are shown based on the B-2 portion of the zoning classification for the City of Bloomington.

This property is located in Rural Zone C (area of national significance).
Zone Code No. 273230 0000 B and 273230 0000 B
Date: September 16, 2019

Zoning of property to the north is R-4 (Multiple family residential) and the property zoning to the east is B-2(P).

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located or accurately located from information available. The surveyor has not physically located the underground utilities.

Per Chicago Title Insurance Company Title Insurance Commitment Case No. 258597, with an effective date of August 23, 2005.

Note: This is to certify that this map or plan and the survey on which it is based were made by me, Premier Restaurant Management Corporation, Mayfield Park, and Chicago Title Insurance Company.

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS



§ 21.204.03 NEIGHBORHOOD COMMERCIAL CENTER (B-4) DISTRICT.

(a) *Intent.* The Neighborhood Commercial Center (B-4) District is designed to provide for neighborhood scale commercial and residential mixed uses configured in a pedestrian friendly manner. The B-4 District provisions are intended to:

- (1) Promote an attractive streetscape through building placement and design;
- (2) Restrict incompatible uses including gas stations, auto repair and car washes;
- (3) Ensure development is easily accessible by foot or bicycle;
- (4) Reduce the visual impact of parked vehicles by requiring the placement of vehicle parking areas to the side or rear of buildings;
- (5) Create opportunities for residential uses when mixed with commercial uses; and
- (6) Promote a balance of retail, service, dining, medical office and residential uses which serve and complement surrounding neighborhoods.

(b) *Uses.* Uses allowed in the B-4 District as permitted, accessory, conditional or interim uses are listed in Table 21.209(d).

(c) *Standards.* Development in the B-4 District must comply with the following standards.

- (1) *Floor area ratio, building floor area, impervious surface area, site width and site area.* See § [21.301.01](#) for applicable standards.
- (2) *Structure and parking placement.* See § [21.301.02](#) for applicable standards.
- (3) *Structure height.* See § [21.301.10](#) for applicable standards.
- (4) *Retail floor area restrictions.* To ensure that retail uses in the B-4 District are not regionally oriented, single tenant retail buildings or individual retail tenant spaces must not exceed 80,000 square feet in total floor area.
- (5) *Structure design.* See § [21.301.03](#) for applicable standards.(Ord. 2006-35, passed 9-11-2006; Ord. 2009-25, passed 8-24-2009; Ord. 2010-29, passed 11-1-2010; Ord. 2015-3, passed 1-26-2015)

§ 19.38.01 PLANNED DEVELOPMENT (PD) OVERLAY DISTRICTS.

(a) *Intent.* The purpose of the Planned Development Overlay District is to promote creative and efficient use of land by providing design flexibility in the application of development standards. The planned development provisions are also intended to create both private and public benefit by:

- (1) Allowing improved site and structure design,
- (2) Allowing development on multiple lots to function as one coordinated site,
- (3) Ensuring coordination of phased development;
- (4) Allowing the location of structures, facilities and lot lines on a site to be adjusted to protect natural features; and
- (5) Allowing the shared use of facilities, including, but not limited to, parking, access and storm water management infrastructure.

(b) *Uses.* All uses allowed in the underlying zoning district are also allowed in the Planned Development Overlay District subject to any necessary approvals including, but not limited to, conditional uses and interim uses. Uses not allowed in the underlying zoning district are also not allowed in the Planned Development Overlay District.

(c) *Flexibility in standards.* Within the Planned Development Overlay District, the City Council may grant flexibility on development standards through the approval of preliminary and final development plans, subject to the following limitations and when such flexibility provides public benefit and meets the intent of the overlay district. Flexibility may not be granted that:

- (1) Exceeds maximum structure coverage of a site by more than 50% of the applicable district provision;
- (2) Exceeds maximum density or floor area ratio by more than 20% of the applicable district provision;
- (3) Reduces minimum lot area and lot width by more than 25% of the applicable district provision;
- (4) Reduces minimum setback in an industrial zoning district from a property line adjoining a residential zoning district;
- (5) Does not conform to the requirements of the shore area regulations of the city code (§§ [19.87.01](#) through [19.87.08](#));
- (6) Deviates from any of the requirements of [Article X](#) of this chapter regulating signs, except:
 - (A) The location of freestanding signs on the site;
 - (B) In Class II, III, IV and V sign districts, not more than 20% of the sign area allowed on any wall may be applied to increase the allowed sign area on any other wall, provided that the increased signage on any wall does not exceed the permitted area of signage by more than 40% of the area allowed on that wall by the regulations for the sign district; and
 - (C) In Class II, III, IV, V and VI sign districts, the number of freestanding signs may be increased so long as the total area of the proposed signs does not exceed the total area of the freestanding signs of the same type permitted in the sign district.
- (7) Reduces minimum floor area ratio requirements by more than 20% of the applicable zoning district provision; and
- (8) Reduces minimum residential density requirements by more than 20% of the applicable zoning district provision.

(d) *Procedures.* The zoning district map must not be amended to establish a new Planned Development Overlay District unless the City Council has also concurrently reviewed and approved an associated preliminary development plan for the site (see city code §§ [21.501.02](#) and [21.501.03](#)). No permit for development within a Planned Development Overlay District may be granted unless the City Council has approved a final development plan for the site (see city code § [21.501.03](#)).

(Ord. 82-54, passed 12-27-1982; Ord. 89-55, passed 10-23-1989; Ord. 91-68, passed 10-21-1991; Ord. 92-65, passed 12-7-1992; Ord. 93-52, passed 12-20-1993; Ord. 96-35, passed 8-19-1996; Ord. 96-40, passed 8-19-1996; Ord. 2002-3, passed 2-19-2002; Ord. 2002-38, passed 12-2-2002; Ord. 2004-32, passed 7-6-2004; Ord. 2004-44, passed 11-15-2004; Ord. 2007-7, passed 2-26-2007; Ord. 2007-50, passed 12-17-2007; Ord. 2008-13, passed 4-21-2008; Ord. 2009-34, passed 11-2-2009)