



For Lease

Countryside Center—7700 Old Shakopee Rd W, Bloomington, MN

Start your business here!



Countryside Center Retail Space

- ◆ 768 - 3,200 Square Feet
- ◆ Great visibility!
- ◆ Easy access at corner stoplight
- ◆ Reasonable lease rates (\$11.00/SF + \$8.45 CAM & Tax)
- ◆ Convenient to Highway 169
- ◆ Strong demographics and traffic counts
- ◆ Excellent center for fitness, restaurant (sit down), bank, karate, cell phone, video game, pet supply, bike shop or financial office



For more information, contact:

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Visit our website to view properties Cerron has available at: www.cerron.com

Demographics	1 Mile	3 Mile	5 Mile
Population	8,703	46,830	130,474
Med HH Income	\$77,601	\$94,131	\$89,851
Ave HH Income	\$102,177	\$125,882	\$117,147
Daytime Pop.	3,866	25,409	148,497

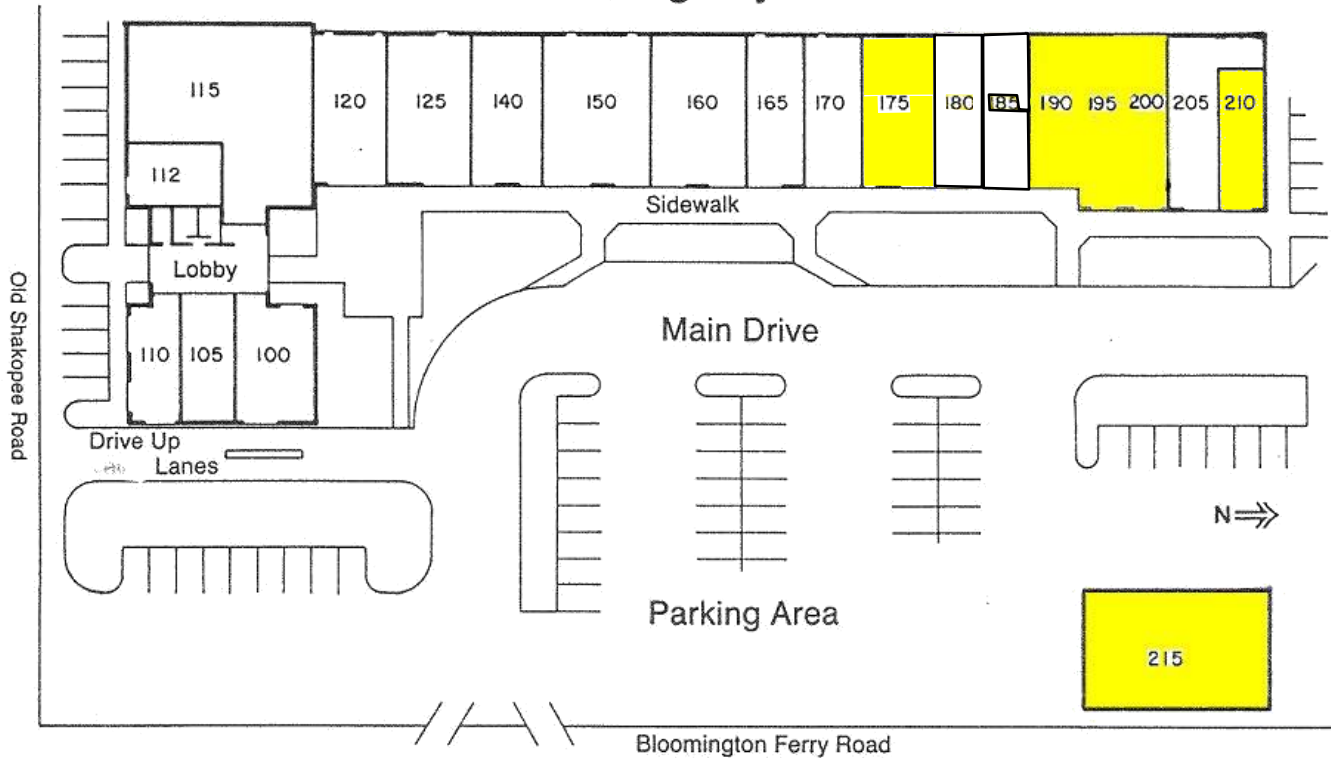
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Building Layout

Countryside Center—7700 Old Shakopee Rd W, Bloomington, MN

Building Layout



Suite	Square Feet	Tenant
100	1,167	West Side Perk
105	570	Scoops Ice Cream
110	990	Don Ho's Restaurant
112	900	State Farm Insurance
115	3,274	Zeke's Restaurant
120	1,614	Tranquility Zone
125-150	4,108	Perrier Wine & Liquor
160	1,736	Edge Hair Studio
165	975	T Nails
170	1,092	Bush Lake Veterinary
175	1,271	AVAILABLE
180	825	Chiro Club
185	825	Home Video Studio
190-200	2,581	AVAILABLE
205	1,328	Domino's Pizza
210	768	AVAILABLE
215	3,200	AVAILABLE

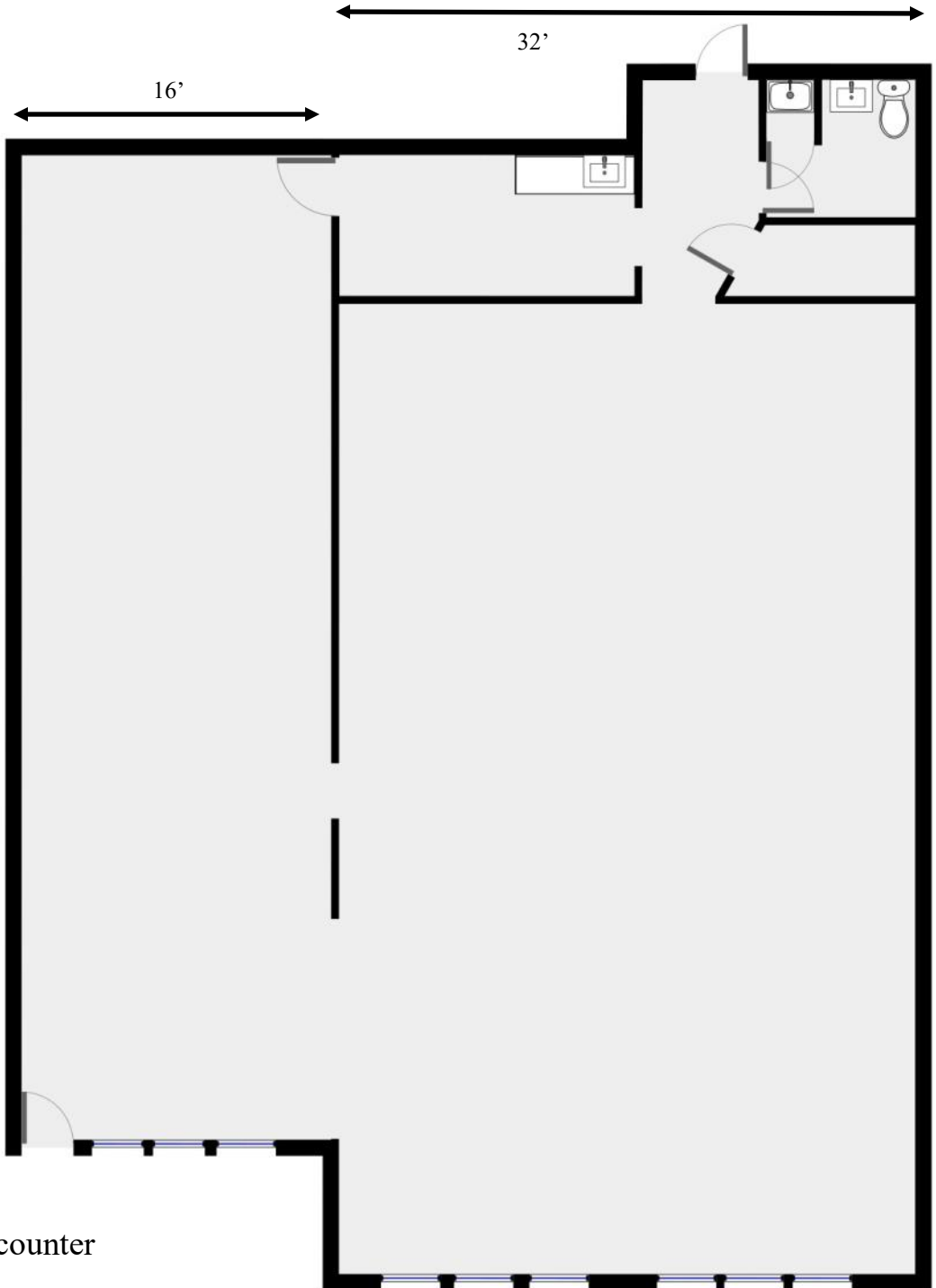


Traffic Counts	Vehicles/Day
Hwy 169 North	63,000
Hwy 169 South	50,000
Old Shakopee Rd W	22,400
Old Shakopee Rd E	23,200
Bloomington Ferry Bridge Rd North	5,400



Floor Plan—Suite 190-200

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- ◆ Approx. 2,581 SF
- ◆ 50'x48'
- ◆ Private Restroom
- ◆ Kitchenette with sink & counter
- ◆ Suite 190—886 SF
- ◆ Suite 200—1,695 SF

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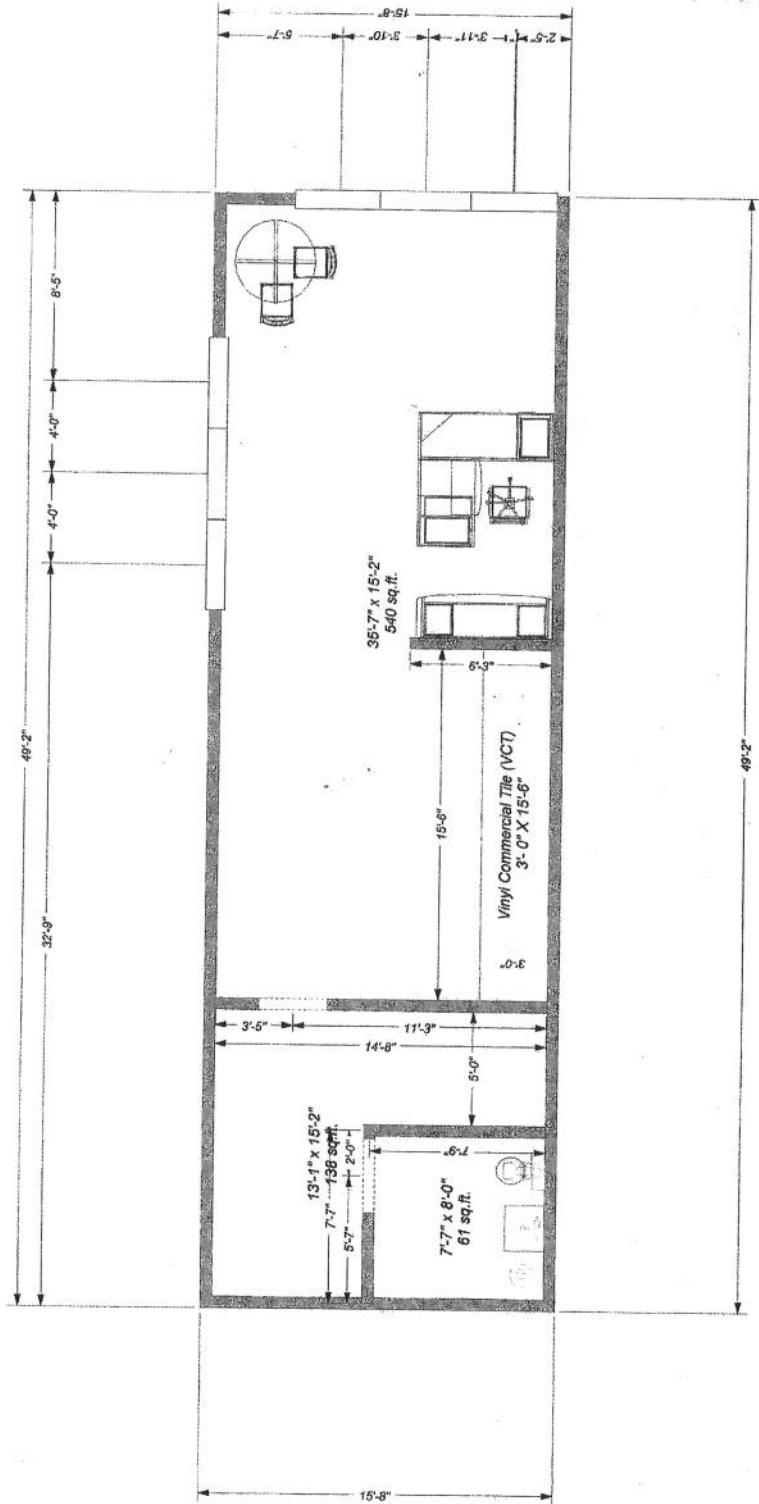
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Floor Plan—Suite 210

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Approx. 768 SF



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