

FOR LEASE

SOUTHPORT SHOPPING CENTER

3701 West Old Shakopee Rd | Bloomington, MN | 55437



**EXTERIOR RENOVATION TO STORE FRONTS
IN SPRING 2019**

1,313—3,186 SF Retail Space Available
For Lease In Bloomington

Nancy Murdakes Brown

612.465.8528

Nancy@upland.com

UPLAND
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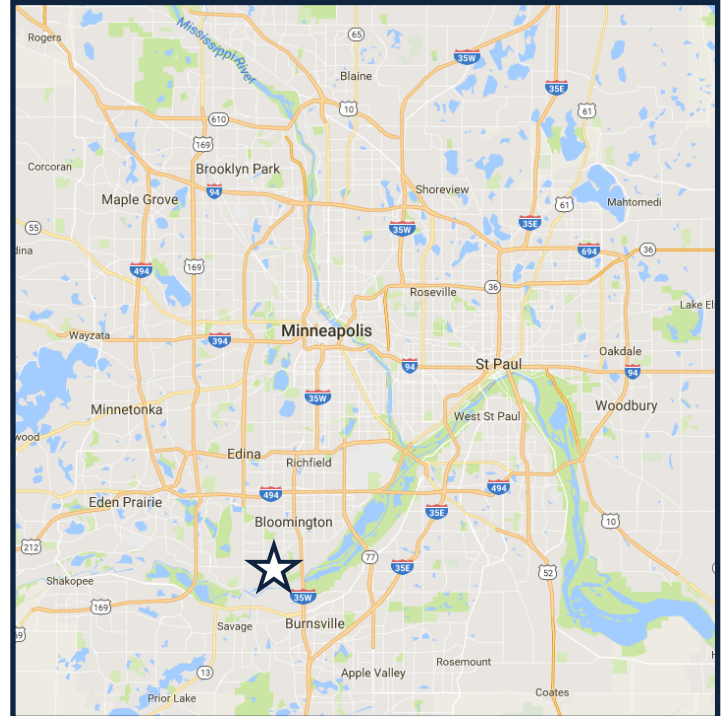
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	3701 West Old Shakopee Rd		
CITY, STATE	Bloomington, MN		
BUILDING SIZE	35,949 SF		
YEAR BUILT	1956		
LOT SIZE	3.39 Acres		
SPACE AVAILABLE:			
SUITE 150	3,186 SF	} Are Contiguous	
ASKING RENT	\$9.00 PSF Net		
SUITE 650	1,567 SF		
SUITE 700	1,313 SF		
ASKING RENT FOR ABOVE 2 SUITES	\$15.00 PSF Net		
CAM 2019 EST.	\$4.45 PSF		
RE TAXES 2019 EST.	\$3.98 PSF		
CAM & TAX TOTAL EST.	\$8.43 PSF		
PARKING	177 Spaces		



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,221	56,363	188,510
DAYTIME POPULATION	2,670	37,909	167,785
MEDIAN HH INCOME	\$71,539	\$66,093	\$68,811
AVERAGE HH INCOME	\$91,419	\$90,209	\$94,155
MEDIAN AGE	45.9	44.2	40.6

TRAFFIC COUNTS

W OLD SHAKOPEE RD	22,400 VPD
FRANCE AVE	12,100 VPD

AREA TENANTS

Cub Foods	Dollar Tree
Big Lots	Chipotle
Jimmy Johns	Caribou Coffee
Dairy Queen	Walgreens

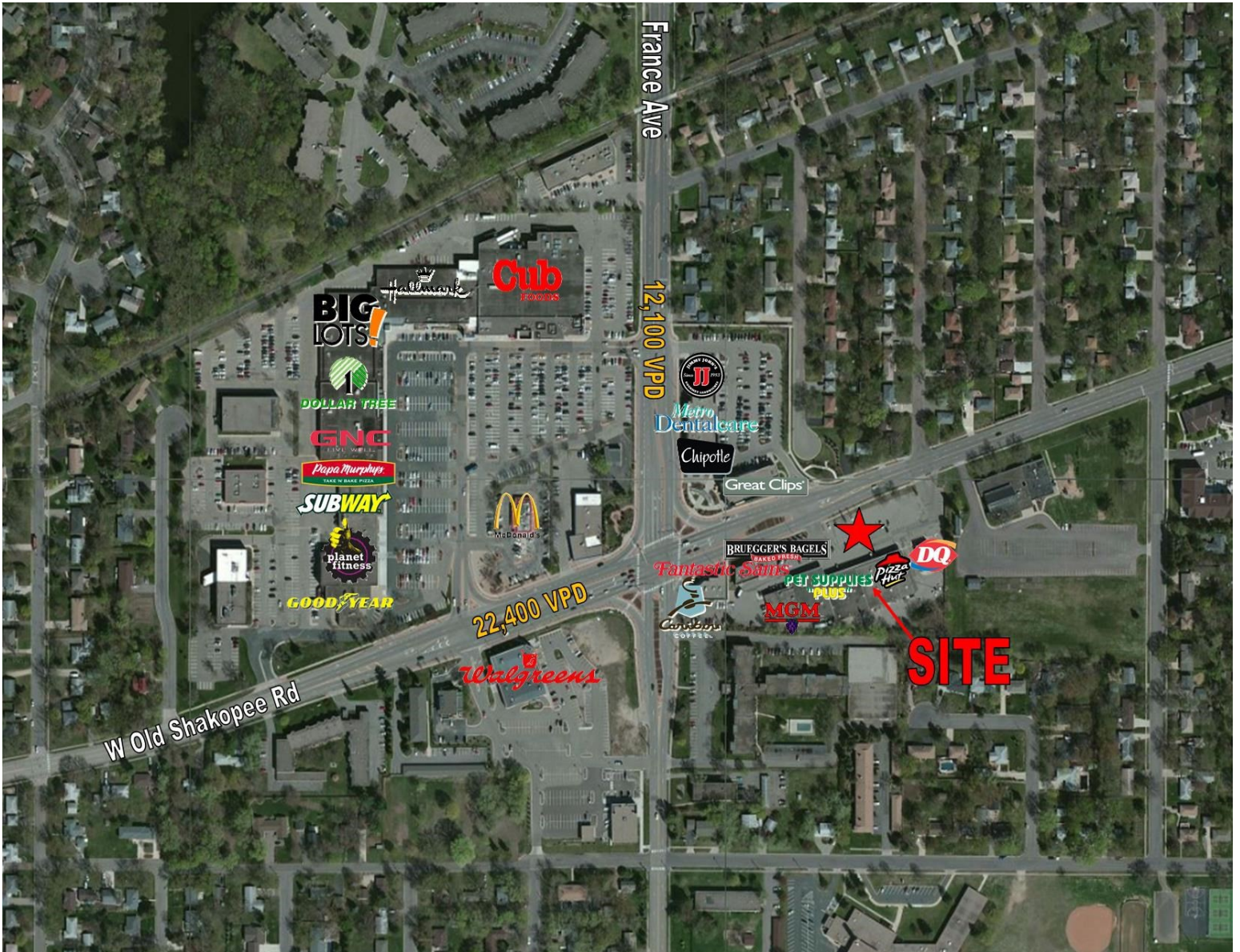
COMMENTS

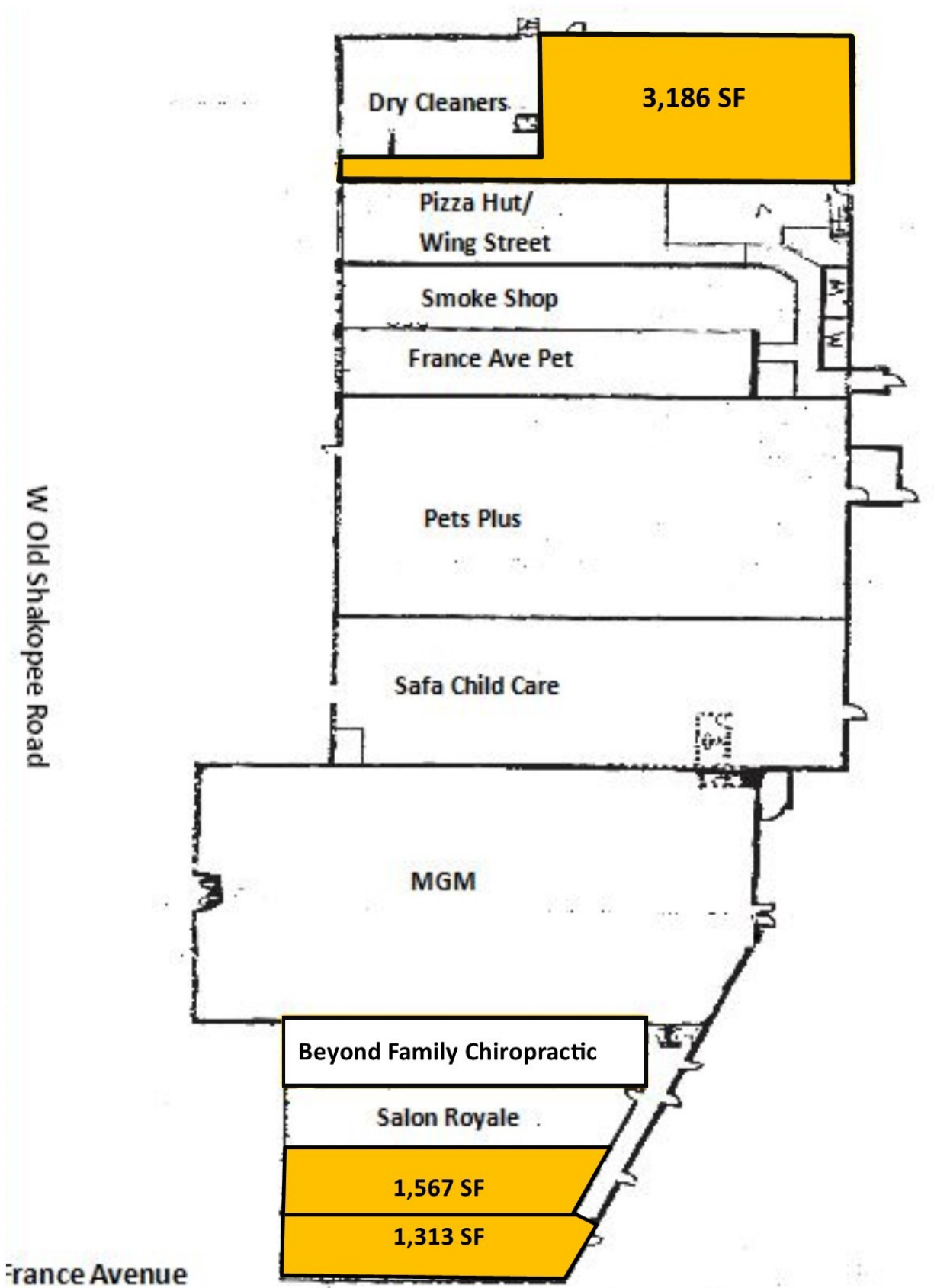
Southport Center is uniquely positioned to service the West and Est Bloomington residents. It is located in the heart of the retail hub of Old Shakopee and France Avenue, which are both main thoroughfares that receive an enormous amount of traffic.

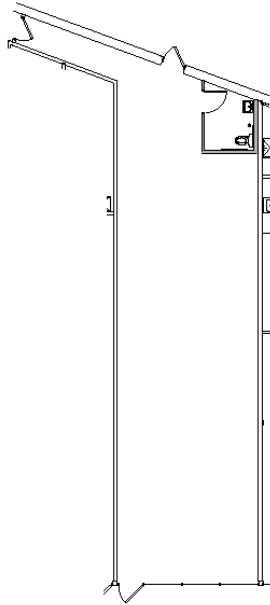
Southport Center offers great visibility on Shakopee and has two access points. National and regional chains have been attracted to the city of Bloomington over the last 25 years, as the population and employment opportunities rapidly became usual landscape of this strong business community.

CO TENANTS

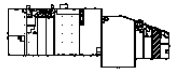
- Beyond Family Chiropractic
- MGM Liquors
- Pizza Hut/ Wing Street
- Pets Supplies Plus
- Salon Royale
- Safa Child Care





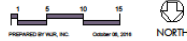


KEY PLAN - 1ST FLOOR

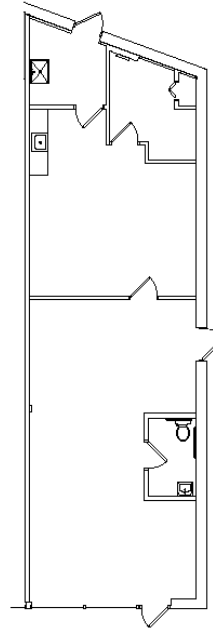


SUITE 650 - 1,567 RSF*

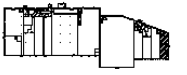
* RSF = MEASURING LINES TAKEN FROM EXTERIOR OF EXTERIOR WALLS, CENTER OF DEMISING WALLS AND TENANT SIDE OF MECHANICAL ROOMS/ COMMON AREA. COMMON AREA GARBAGE ROOM AND SERVICE HALL INCLUDED IN FACTOR.



 Water-Johnson-Robbins Architecture 8174-B Lake Road Golden Valley, Minnesota 55427 Tel: 763-436-0428 Fax: 763-436-0481	Southport Shopping Center 3701 Old Shakopee Road West Bloomington, MN 55431	 T.M. Properties, LLC 34255 Lakewood Road, Suite B Vadona Heights, MN 55110 Rental Office (651) 788-8864 Leasing Office (651) 330-8403 Fax (651) 998-8319 PROPERTIES, LLC
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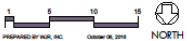


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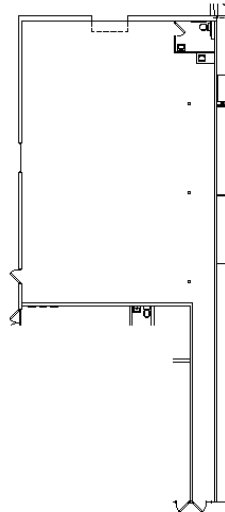


SUITE 700 - 1,313 RSF*

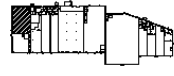
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KEY PLAN - 1ST FLOOR



SUITE 150 - 3,186 RSF*

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