

BLOOMINGTON SQUARE FOR LEASE

3835 W Old Shakopee Rd | Bloomington, MN | 55431



Up to 2,561 SF Retail Available

Nancy Murdakes Brown

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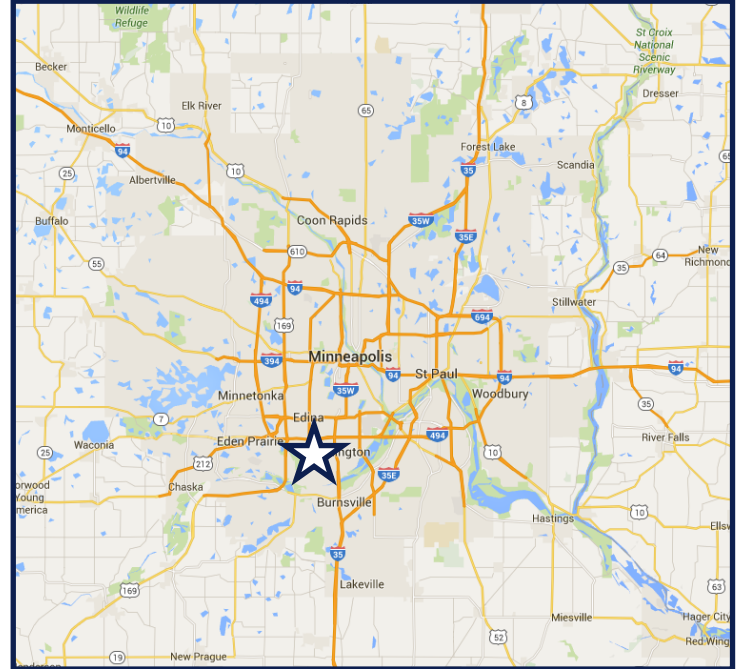
Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	3835 W Old Shakopee Rd
CITY, STATE	Bloomington, MN
SPACE 1	1,316 SF
SPACE 2	1,245 SF
COMBINED SPACE	2,561 SF
BUILDING SIZE	4,635 SF
LEASE RATE	\$18.00—\$20.00
CAM 2019	\$5.29
RE TAX RATE 2019	\$8.85
CAM & TAX 2019	\$14.14
PARKING	24 spaces
ZONING	B-4 Shopping Center
COUNTY	Hennepin

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,429	55,591	187,733
MEDIAN HH INCOME	\$71,768	\$66,301	\$69,408
AVERAGE HH INCOME	\$91,540	\$90,544	\$94,674
MEDIAN AGE	46.1	44.2	40.6



CENTER TENANTS

Caribou	Verizon
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TRAFFIC COUNTS

W OLD SHAKOPEE RD	23,200 VPD
FRANCE AVE S	12,000 VPD

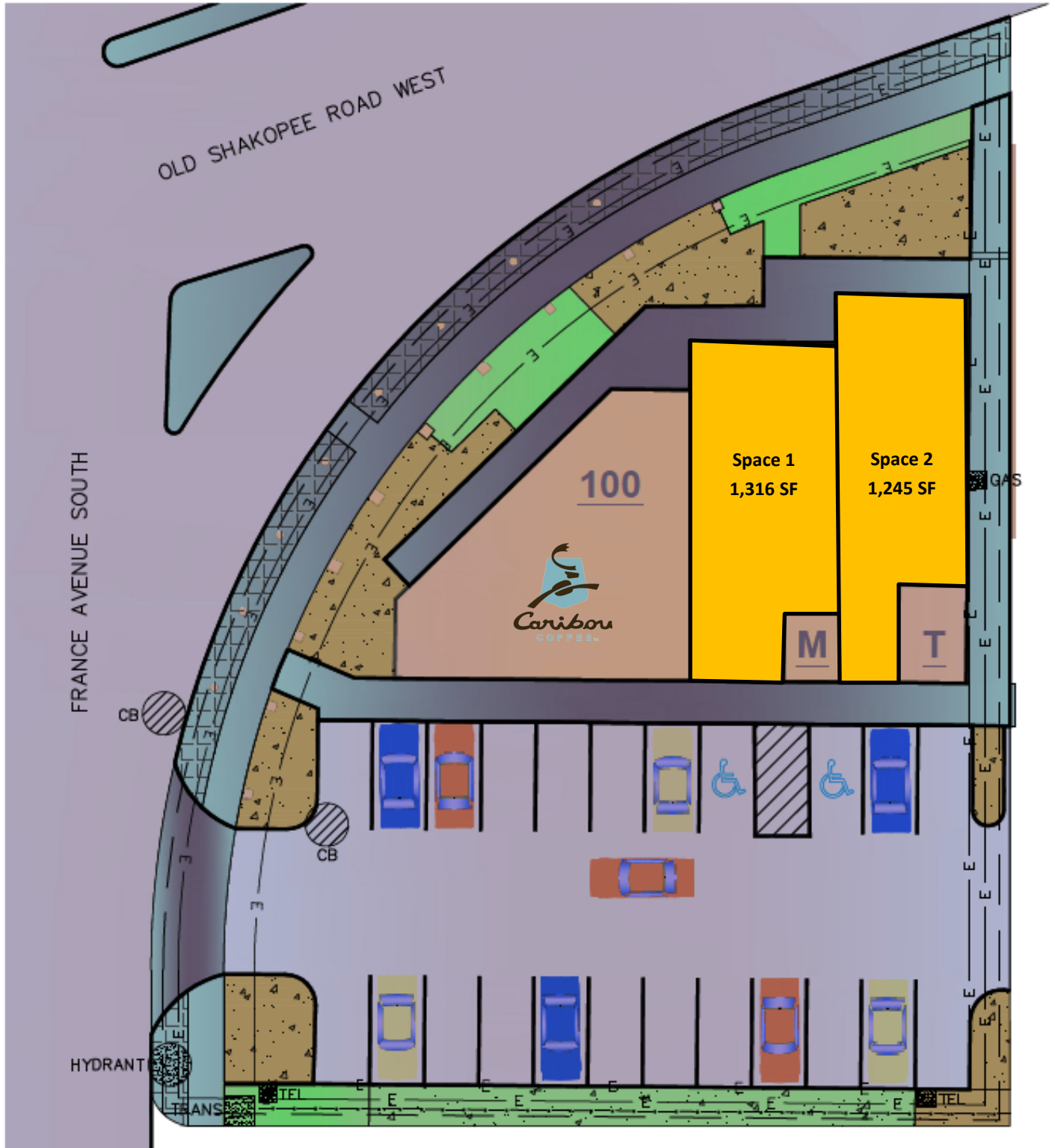


COMMENTS

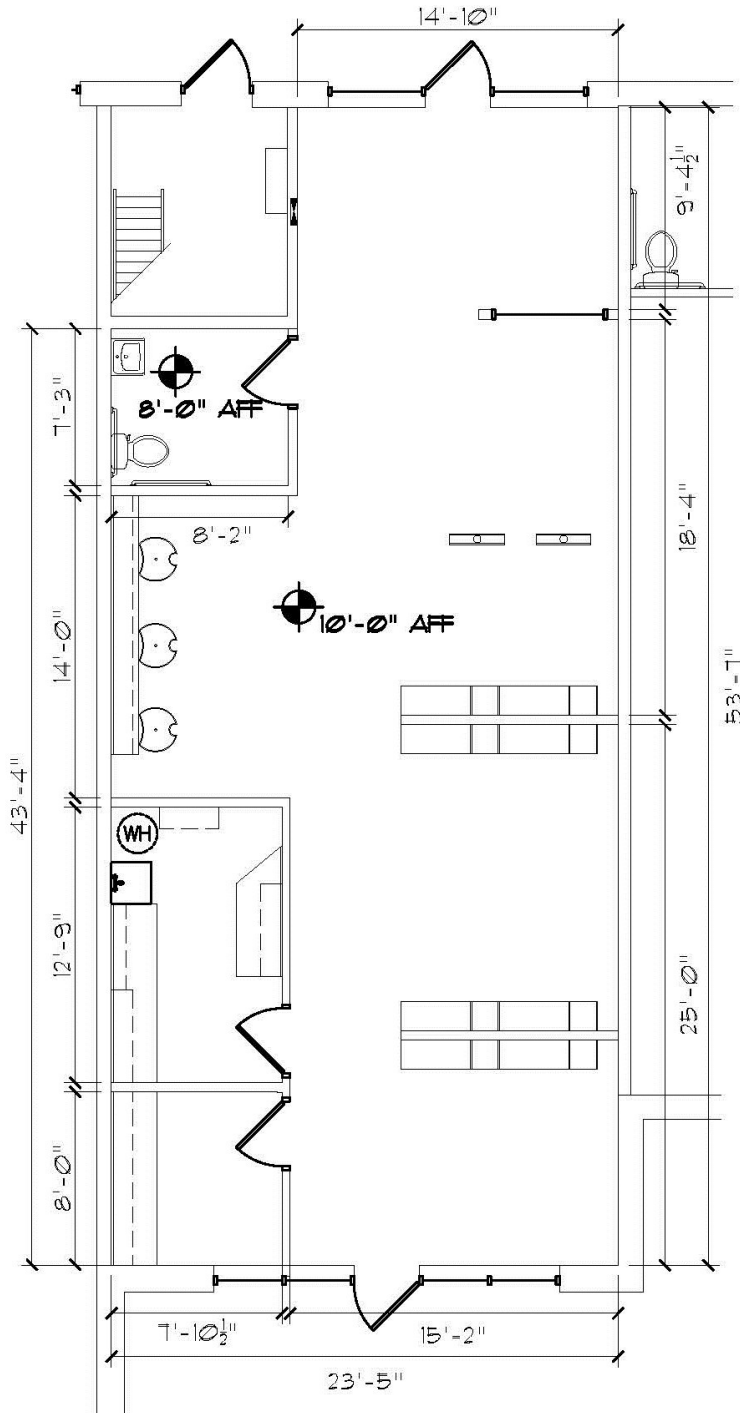
- Bloomington Square is uniquely positioned to service the West and East Bloomington residents. It is located in the heart of the retail hub of Old Shakopee and France Avenue, which are both main thoroughfares that receive an enormous amount of traffic.
- Nearby Tenants include: Cub Foods, Walgreens, Big Lots, Dollar Tree and Planet Fitness.



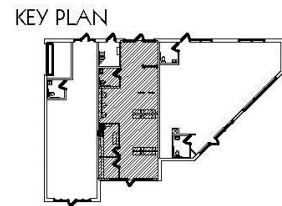
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SUITE 200 - 1,316 RSF
09-18-17 SCALE: 1/8" = 1'-0"

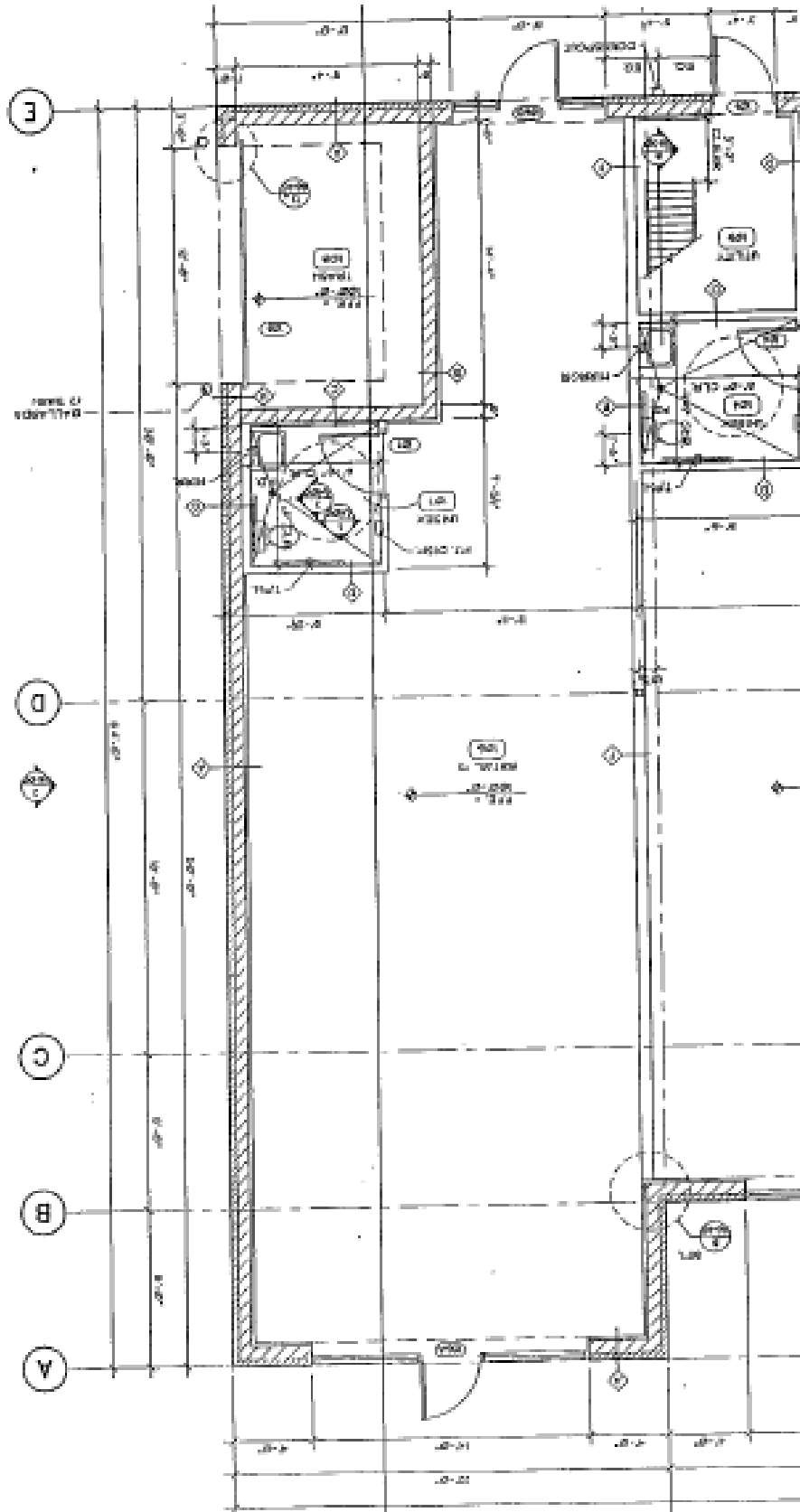


PREPARED BY WJR, INC.

September 18, 2017



NORTH



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