

FOR LEASE

1,246SF, 1,588SF & 2,281SF

The Point
3806-3826 W. Old Shakopee Road
10603-10629 France Avenue South
Bloomington, Minnesota 55431



LOCATED AT THE INTERSECTION OF FRANCE AVENUE & OLD SHAKOPEE ROAD.

- For Lease: 1,246SF Inline, 1,588SF Inline, 2,281SF
- Located at a highly traveled intersection of Old Shakopee & France Avenue with a strong mix of retail/grocery/restaurant/office & service
- Join AT & T, Chipotle, Falafel King, Jimmy John's, Metro Dental, Normandale Chiropractic, Family Eye Clinic, TC Orthodontics, Point Family Dentistry, Great Clips, US Navy & Marine Corps, Award Nails and Spa
- 22,000 Daily Vehicles (Old Shakopee)
- 10,800 Daily Vehicles (France Avenue)
- Demographics:



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	11,785	53,537	189,439
Average Age	46	45	41
Median HH Income	\$82,291	\$76,341	\$78,049
Average HH Income	\$105,318	\$102,425	\$104,753



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

FOR MORE INFORMATION, CONTACT:

Lisa L. Diehl, CCIM, CPM

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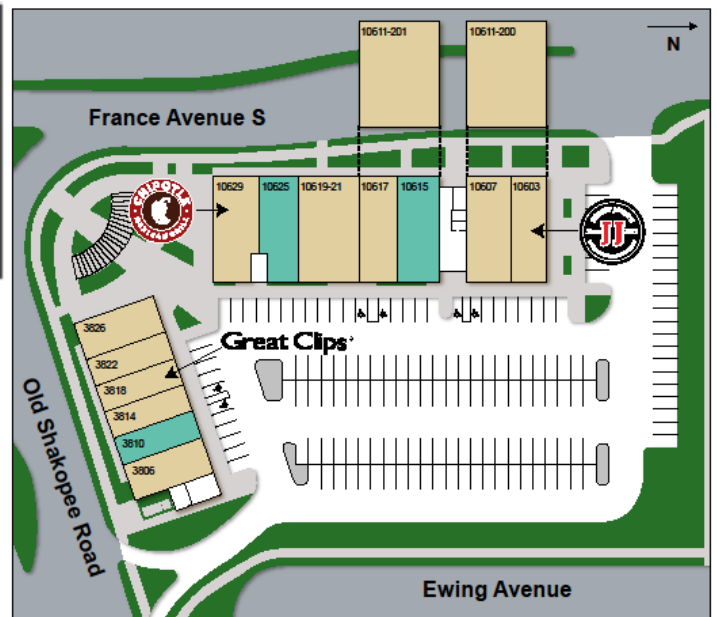
FOR LEASE

1,246SF, 1,588SF & 2,281SF

The Point
 3806-3826 W. Old Shakopee Road
 10603-10629 France Avenue South
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Suite	Tenant	GLA sq. ft.
10603	Jimmy John's	1,751
10607	Normandale Chiropractic	2,131
10611#20	Metro Dental	4,661
10611#20	Point Family Dentistry	5,200
10615	AVAILABLE	2,281
10617	TC Orthodontics	2,733
10619-21	U.S. Navy & Marine Corps	2,902
10625	AVAILABLE	1,588
10629	Chipotle Mexican Grill #0754	2,578
3806	Falafel King	1,659
3810	AVAILABLE	1,246
3814	Award Nails & Spa, Inc.	1,246
3818	Great Clips	1,283
3822	Family Eye Clinic	1,246
3826	Connect Wireless (T3)	1,661



10/10/2019



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This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence. (11/2019)

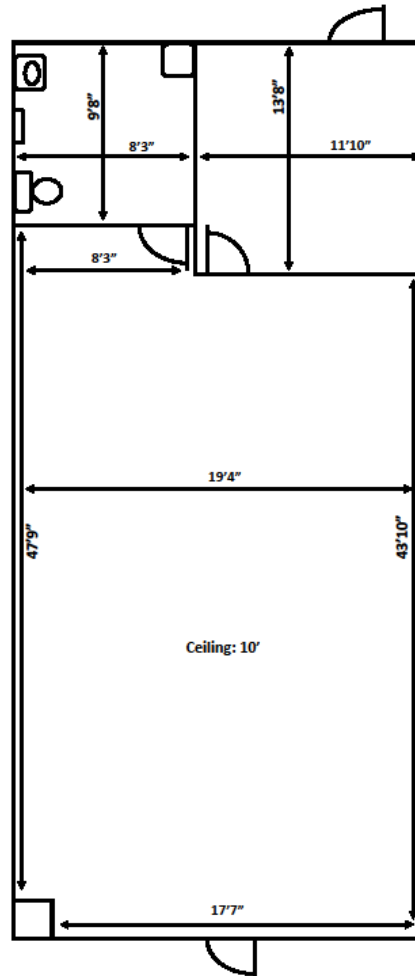
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Unit 3810

1,246SF (Inline Space)
Located on Old Shakopee Road.
The space offers a clean-line, one restroom, open space, great signage.



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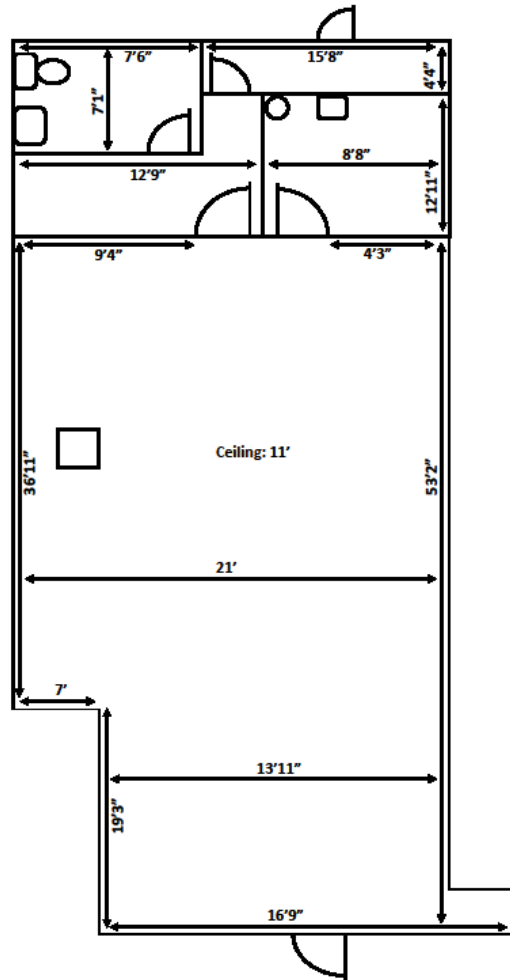
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Unit 10625

1,588SF (Inline Space)
Located on France Avenue. One restroom, clean space, storage, open floor plan.



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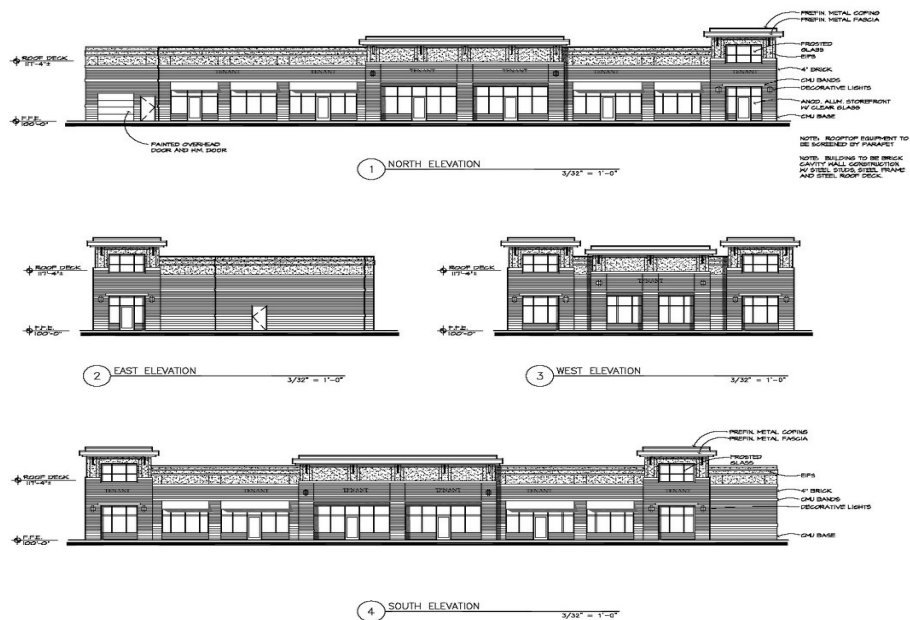
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Building Elevation—Old Shakopee Road /France Avenue



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