

RETAIL SPACE FOR LEASE >

The Point

3800 W Old Shakopee Road | Bloomington, MN 55431



Accelerating success.



CONTACT US >

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SITE INFORMATION >

Location: NEQ France Ave & Old Shakopee Road
Description: Mixed Use - Retail/Medical Office
Building Size: Retail - 25,000 SF | Office - 10,000 SF

AVAILABLE:

Suite 10615: 2,281 SF - Fitness Ready
Suite 10625: 1,588 SF - Vanilla Shell Rendition
Suite 3810: 1,246 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	11,324	55,993	187,737
Daytime Population	7,430	57,839	195,649
Average HH Income	\$91,232	\$90,366	\$94,564

* Source: ESRI 2017 Est.

TRAFFIC COUNTS:

W Old Shakopee Rd: 22,500 vpd
France Avenue S: 12,000 vpd

* Source: Minnesota Department of Transportation 2017 Study Averages are per day total cars

2018 EST. CAM & RE TAX > RETAIL:

\$7.29 per square foot CAM/Ins.
\$7.08 per square foot Taxes
 \$14.37 total per square foot

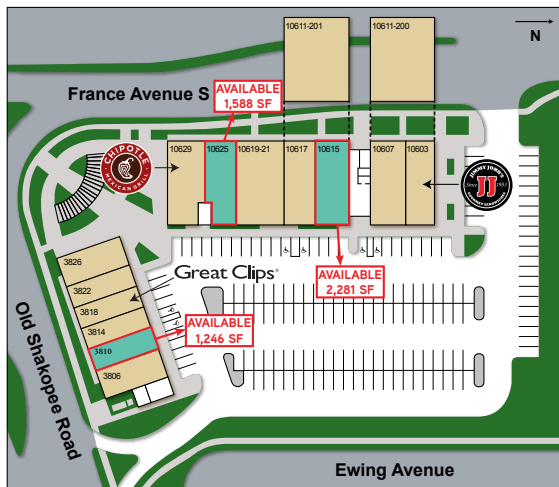
2018 EST. CAM & RE TAX > OFFICE:

\$9.26 per square foot CAM/Ins.
\$7.08 per square foot Taxes
 \$16.34 total per square foot

CENTER TENANTS:

- > Chipotle
- > Jimmy John's
- > Point Family Dentistry
- > Metro Dental
- > AT&T
- > Family Eye Clinic
- > Great Clips
- > Falafel King
- > Award Nails
- > Normandale Chiro
- > Armed Forces Career Center

SITE PLAN:



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