

FOR LEASE > RETAIL SPACE

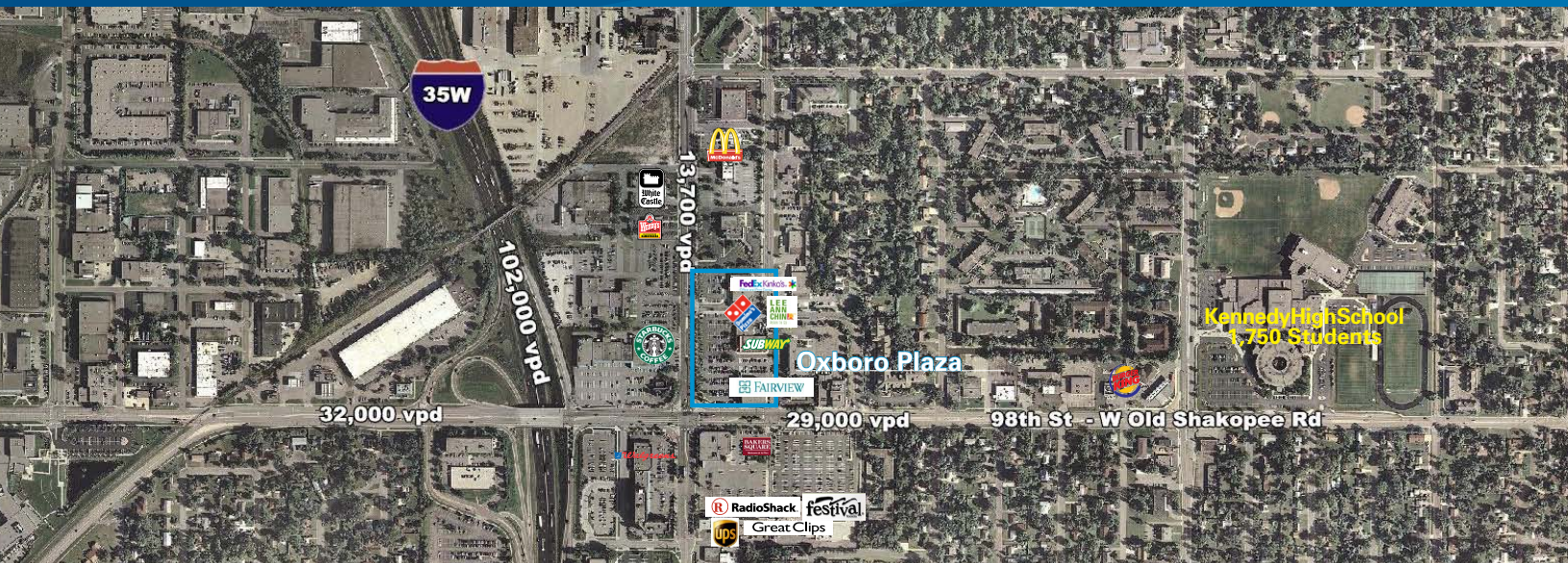
# Oxboro Plaza

9703-9749 LYNDAL AVENUE S, BLOOMINGTON, MINNESOTA

MINNEAPOLIS-ST. PAUL



PARTNER X TEAM INTERNATIONAL



## Property



## Contact Us

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## Site Information

Location	West 98th Street and Lyndale Avenue South
Description	Neighborhood Retail Center
Building Size	40,000 SF
Year Built	1987
Zoning	Retail

### AVAILABLE:

Suite 9703: 2,400 - 4,830 SF

Suite 9733: 1,320 SF (Available with 30 day notice)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	11,173	72,790	198,260
Median HH Income	\$48,158	\$54,488	\$60,443
Average HH Income	\$58,711	\$69,815	\$78,985

*\* Source: ESRI, 2015 Est.*

### TRAFFIC COUNTS:

Interstate 35W	102,000 cars per day
98th Street	29,000 cars per day
Lyndale Avenue	13,700 cars per day

*\*Source: Minnesota Department of Transportation 2015 Study Averages are per day total cars*

### EST. CAM & REAL ESTATE TAX:

\$3.43 per square foot CAM

\$4.28 per square foot Tax

\$7.71 total per square foot

### CENTER TENANTS:

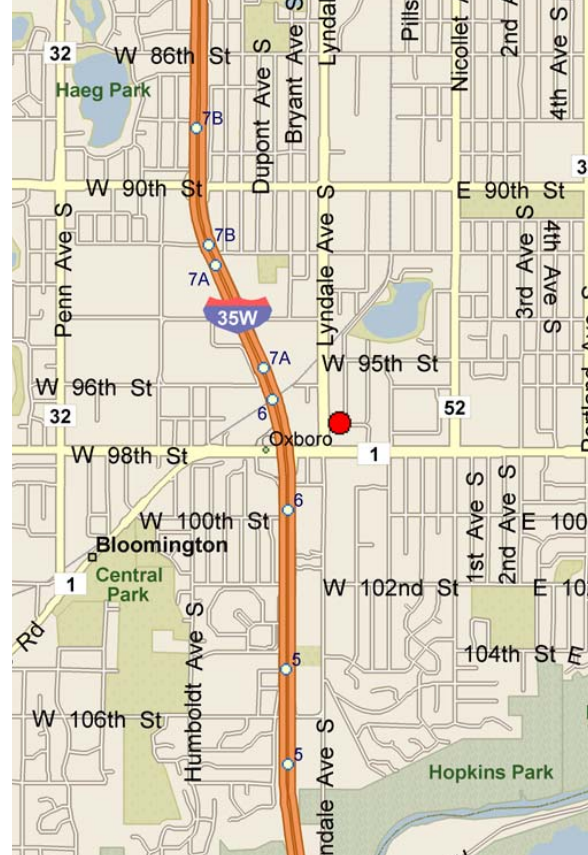
- > Subway > Leann Chin > FedEx Kinko's
- > Domino's > Zantiago > Fairview Oxboro Clinic
- > Good Feet > Deluxe Nails > Empire Beauty Schools

### AREA TENANTS:

- > Burger King > Arby's > Starbucks > White Castle
- > Wells Fargo > UPS Store > McDonald's > Jimmy John's
- > Radioshack > MGM Liquor > Walgreens > Bakers Square
- > Taco Bell > Wendy's > Festival Foods

### COMMENTS:

This established neighborhood retail center features FedEx, Kinko's, and Leann Chin and offers an exceptional mix of traffic-driving tenants. Conveniently located at the corner of Lyndale Avenue and West 98th Street, with great visibility to a combined 42,000 cars per day.



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