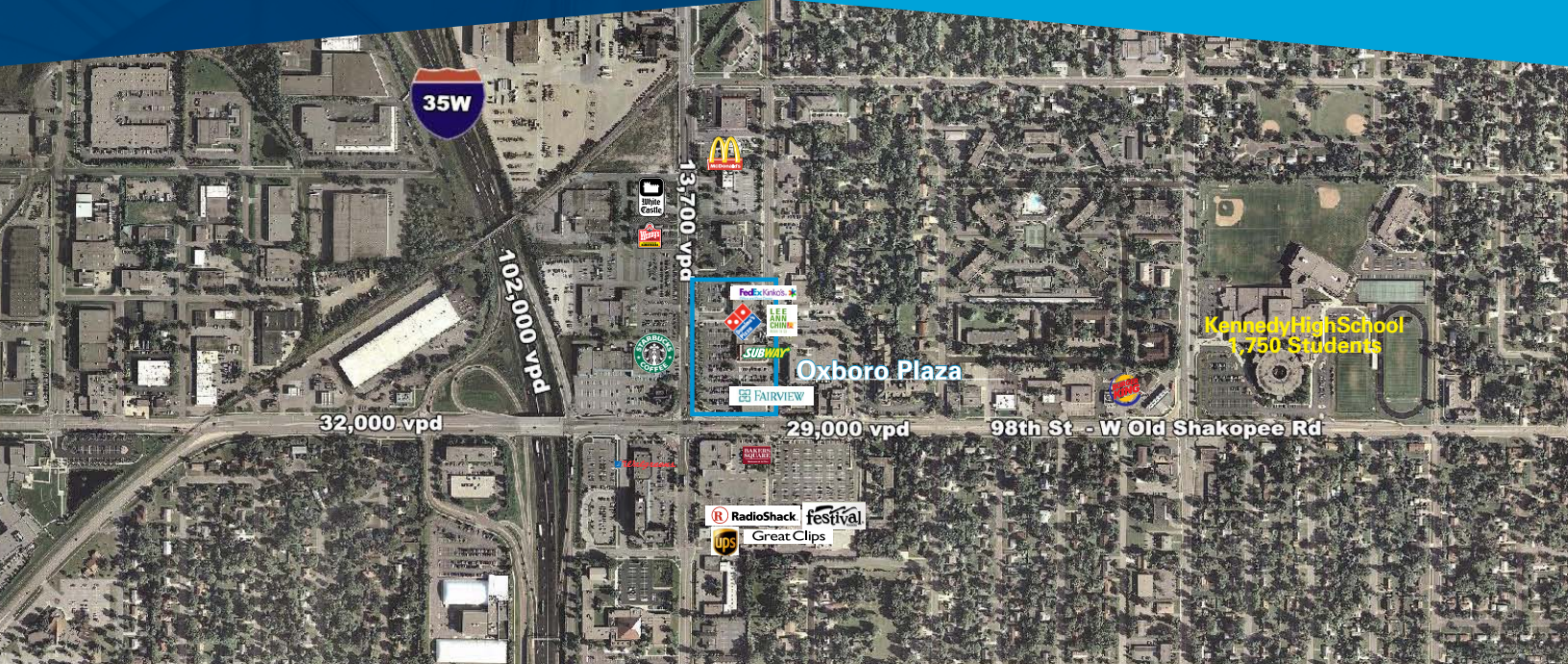


RETAIL SPACE FOR LEASE >

Oxboro Plaza

9703-9749 Lyndale Avenue S | Bloomington, MN

WELSH
PARTNER **XTEAM**
RETAIL ADVISORS



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RETAIL > FOR LEASE

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 9701: 1,369 SF

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

\$9.00 per square foot

CENTER TENANTS

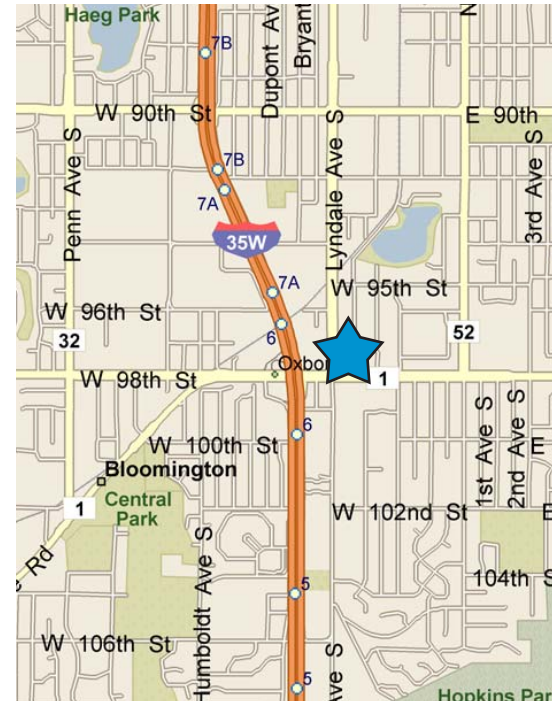
- > Subway > Leann Chin > FedEx Kinko's
- > Domino's > Zantiago > Fairview Oxboro Clinic
- > Good Feet > Deluxe Nails > Empire Beauty Schools

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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