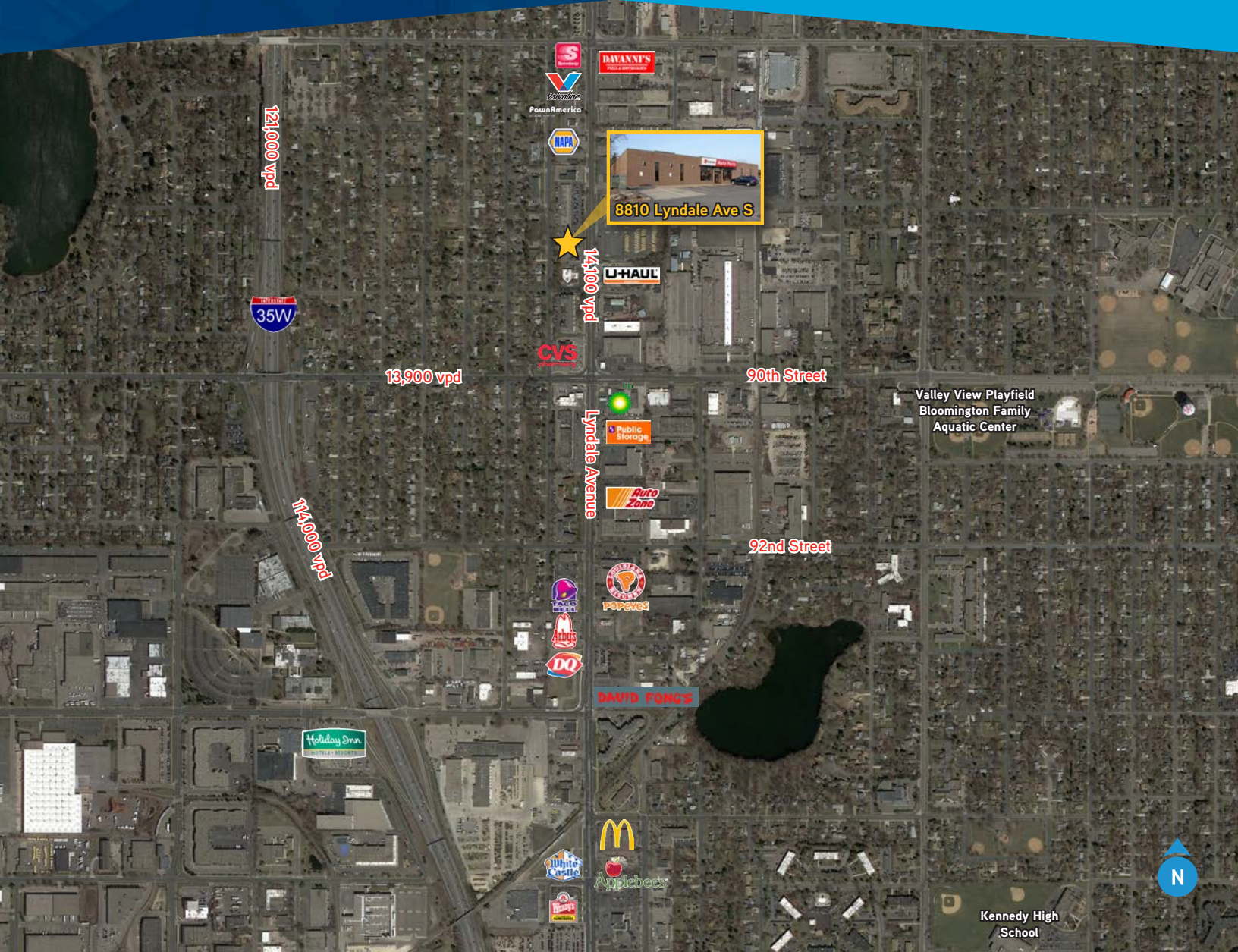


CONFIDENTIAL RETAIL SPACE FOR SALE OR LEASE >

8810 Lyndale Avenue South

Bloomington, MN 55420



CONTACT US >

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FOR SALE OR LEASE > 8810 LYNDAL AVE S | BLOOMINGTON, MN

SITE INFORMATION

- > Location 8810 Lyndale Ave S | Bloomington, MN 55420
- > Description Stand-Alone Retail
- > Building Size 18,389 gross SF
(15,268 SF net rentable and 3,121 sf mezzanine/storage)
- > Parking 26 surface spaces (Lyndale Avenue access)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	10,406	94,496	214,340
Median HH Income	\$58,305	\$64,187	\$77,408
Average HH Income	\$75,012	\$84,988	\$107,530

* Source: ESRI, 2019 Est.

AVAILABLE:

15,268 SF net rentable; 3,121 SF mezzanine storage space

TRAFFIC COUNTS:

Lyndale Avenue 14,100 vehicles per day
90th Street 13,900 vehicles per day

*Source: Minnesota Department of Transportation 2018 Study Averages are per day total vehicles

2020 EST. CAM & REAL ESTATE TAX

\$7.05 PSF Total (CAM: \$3.50 PSF | TAX: \$3.55 PSF)

RENTAL RATES:

Negotiable

SALE PRICE:

Negotiable

AREA TENANTS:

- > CVS Pharmacy
- > Napa Auto Parts
- > U Haul
- > Public Storage
- > Valvoline
- > Pawn America
- > Davanni's
- > Popeye's
- > Auto Zone
- > DQ
- > Taco Bell
- > Arby's

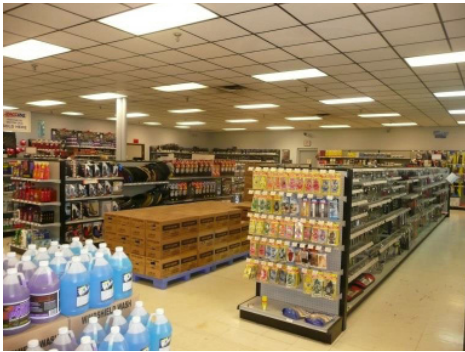
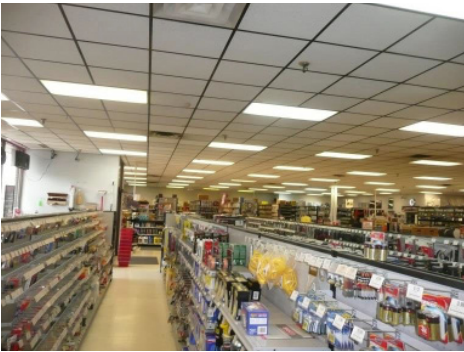
COMMENTS

CONFIDENTIAL LISTING.

Tenant is currently occupying space; please respect their privacy.



PROPERTY PHOTOS >





8810 LYNDAL AVE S >

AERIAL VIEW



Accelerating success.

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