



FREESTANDING RETAIL

BLOOMINGTON, MN

Suntide Commercial
Realty, Inc.
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Project Highlights:

- Great opportunity along West 98th Street/Old Shakopee; positioned between the very busy thoroughfares of Lyndale and Nicollet Avenues and just a few short blocks from I-35W
- Newer construction with easy access and plenty of on-site parking
- High visibility with Pylon signage already on site
- Trade area boasts strong annual incomes and significant population counts



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Location

110 West 98th St/Old Shakopee Rd, Bloomington, MN 55420
(Hennepin County)

Building SF

9,430 sf

Available

9,430 sf; space is divisible to 3,358 square feet

Rental Rates

\$12.00-\$13.00 psf, NNN

2009 CAM

\$1.40 psf, estimated

2009 Taxes

\$4.61 psf, estimated

Demographics (2009)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	11,532	66,810	193,231
Households	5,227	29,319	85,860
Avg. HH Income	\$70,773	\$76,099	\$84,034

Traffic Counts (MNDOT 2008)

West 98th Street: 18,400 vpd

I-35W: 102,000 vpd

Lyndale Avenue: 13,700 vpd

Contact

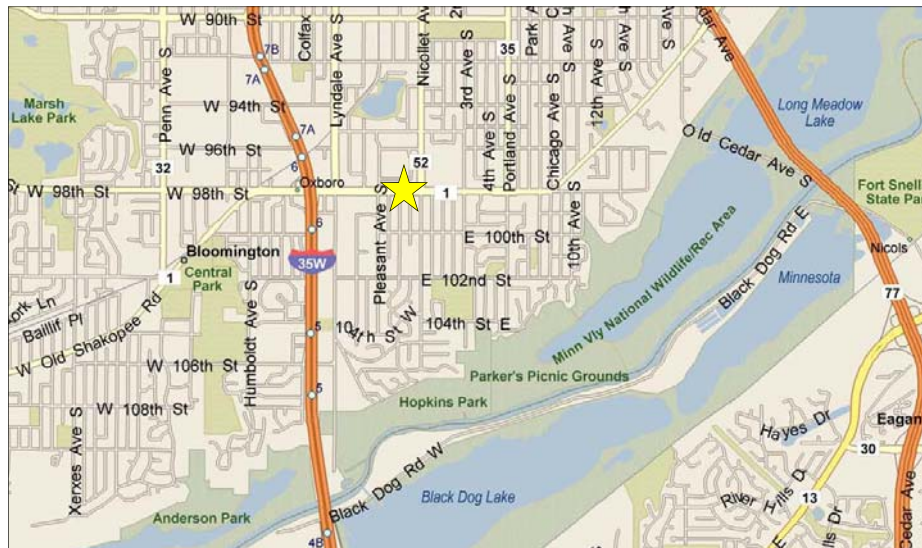
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