



Southport Center & Bloomington Square

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Property Highlights

Great Location; just off of Highway 35W & Old Shakopee Road in Bloomington, MN. These two projects are flanked by both a Bruegger's Bagels and a Dairy Queen pad.



This opportunity affords "something for everyone" with a variety of long-term tenants and plenty of on site parking.

Enjoy the high visibility and low lease rates available through Bloomington Square or Southport Shopping Center today!





Bloomington Square

Location 3835 West Old Shakopee Road, Bloomington, MN 55431 (Hennepin County)

GLA 4,264 sq ft

Available 100% Occupied

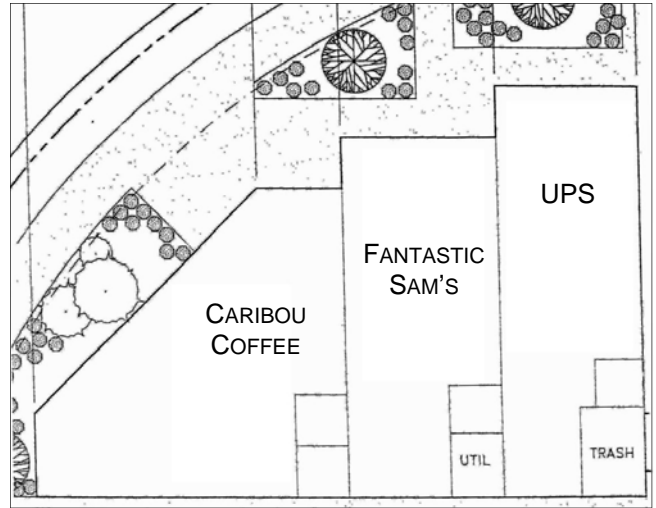
Usage Type Retail/Service

Lease Rate N/A

2010 Taxes \$7.17 psf, est.

2010 CAM/Ins. \$4.63 psf, est.

Tenants See Site Plan



Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	11,297	54,721	182,790
Households	4,671	23,944	77,455
Avg. HH Income	\$88,928	\$91,057	\$94,207

Traffic Counts
(2007)

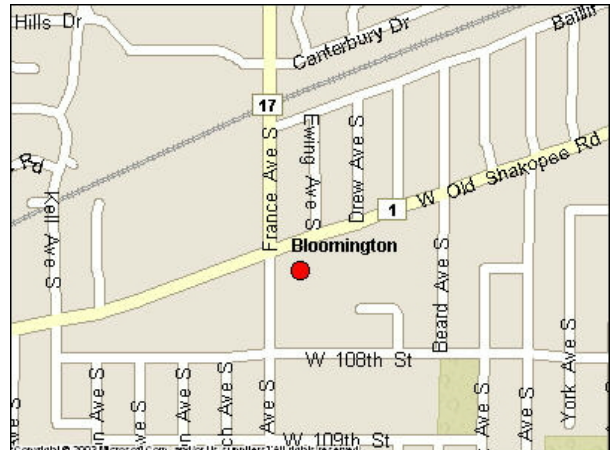
W. Old Shakopee: 20,300 vpd

France Avenue: 10,800 vpd

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The information contained herein was obtained from sources believed to be reliable, but Suntide Commercial Realty, Inc has not verified nor has any knowledge regarding the accuracy or completeness of information and makes no representation or warranty concerning the same. Therefore, Suntide Commercial Realty, Inc disclaims all liabilities in connection with any inaccuracies or incompleteness.



Southport Center

Location 3701 West Old Shakopee Road, Bloomington, MN 55431 (Hennepin County)

GLA 39,934 sq ft

Available 1,287 sf and 5,490 sf spaces

Usage Type Office/Retail/Service

Lease Rate \$8.00-\$18.00 psf, NNN

2010 Taxes \$2.91 psf, est.

2010 CAM/Ins. \$2.27 psf, est.

Co Tenants MGM Liquors, Pizza Hut and more!

Demographics (2009)

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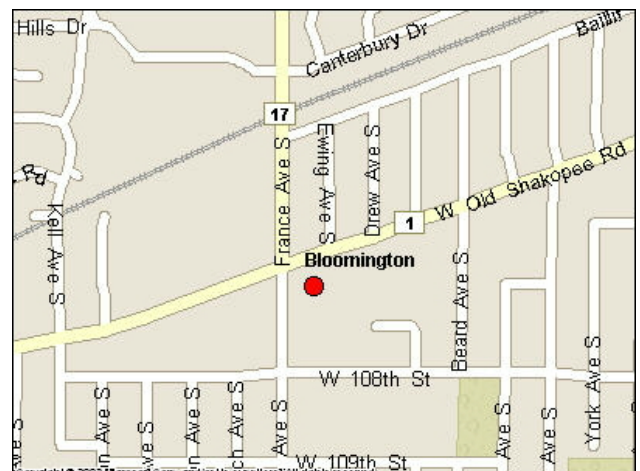
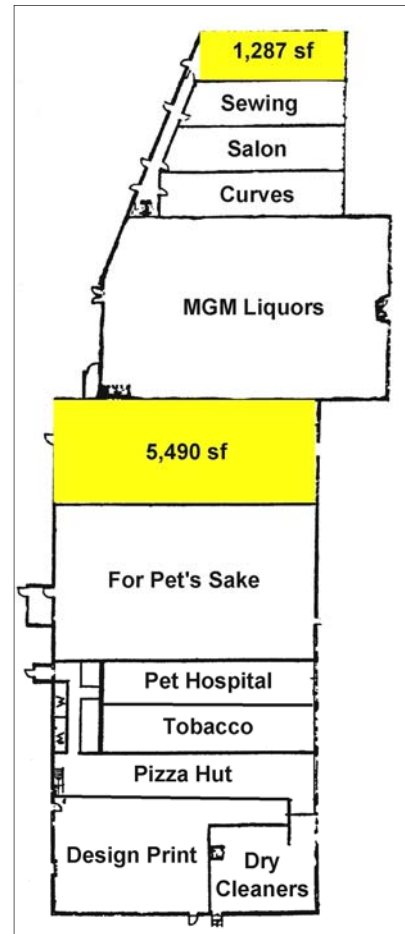
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