

# BLOOMINGTON SHOPPES



RETAIL SPACE AVAILABLE FOR LEASE - BLOOMINGTON, MN



**ADDRESS** 8501 - 8599 Lyndale Ave. S., Bloomington

**2013 RATES**

CAM	\$2.93 psf
INS	\$0.13 PSF
RETAX	\$4.05 psf
<b>Total</b>	<b>\$7.11 psf</b>

**AREA ANCHORS** Cub Foods

**AVAILABLE SPACE**

1,858 SF	
1,656 SF	
2,983 SF	
6,111 SF - Leased but available	Can Combine
906 SF	9,094 SF

- FEATURES**
- Outstanding visibility and access
  - Shadow anchored by Cub Foods
  - Over 17,000 cars per day at prime intersection
  - Over 94,000 people within a 3 mile radius
  - Easy access from I-494 to the north and I-35W to the west

**TRAFFIC COUNTS**

10,600 vpd on Lyndale Avenue  
6,800 vpd on 86th Street

**MID-AMERICA**  
REAL ESTATE-MINNESOTA, LLC  
A MEMBER OF CHAINLINKS RETAIL ADVISORS  
5353 WAYZATA BOULEVARD, SUITE 650, MINNEAPOLIS, MN 55416  
www.midamericagr.com

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is our business

**CONTACT INFORMATION**

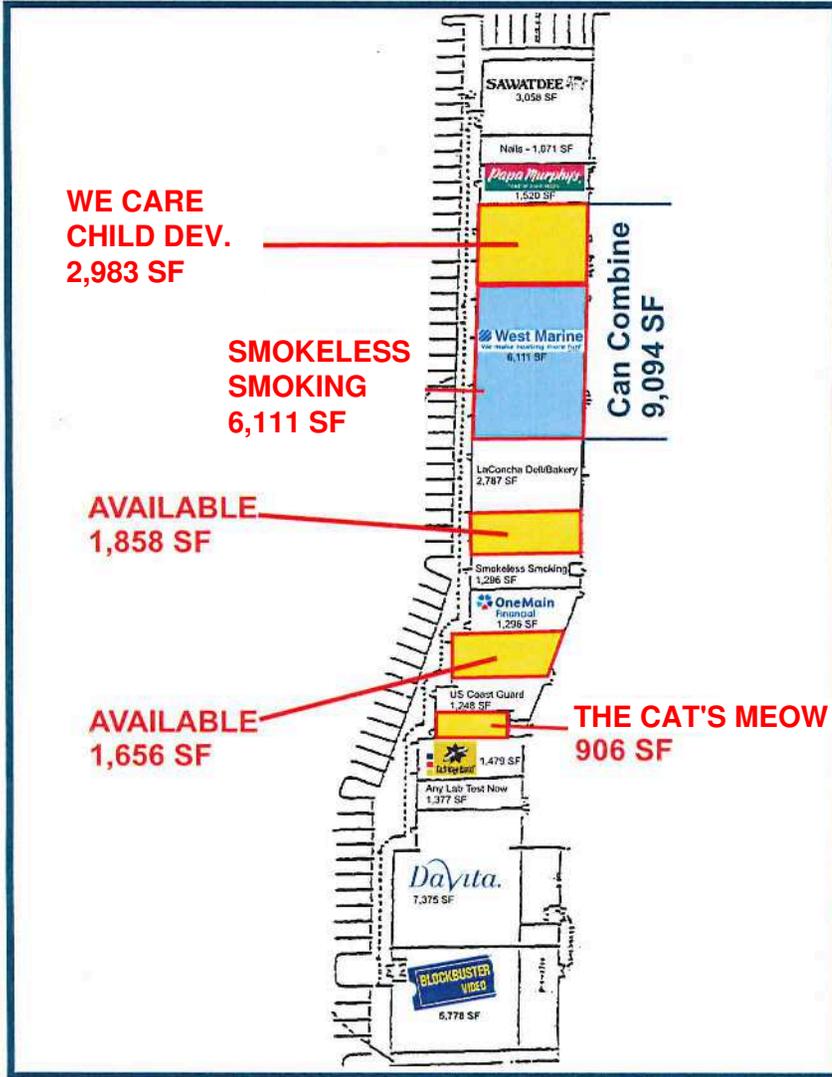
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### DEMOGRAPHICS

8501-8599 Lyndale Ave. S.  
Data Source - SiteUSA/AGS, Inc. 2012

POPULATION		HOUSEHOLDS		AVERAGE INCOME	
1 Mile	9,536	1 Mile	4,006	1 Mile	\$48,467
3 Mile	94,151	3 Mile	40,634	3 Mile	\$62,489
5 Mile	214,912	5 Mile	90,916	5 Mile	\$90,810

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