

# Great Bear Center Retail & Office Space for Lease



9012-9072 Lyndale Ave S,  
Bloomington, MN 55420





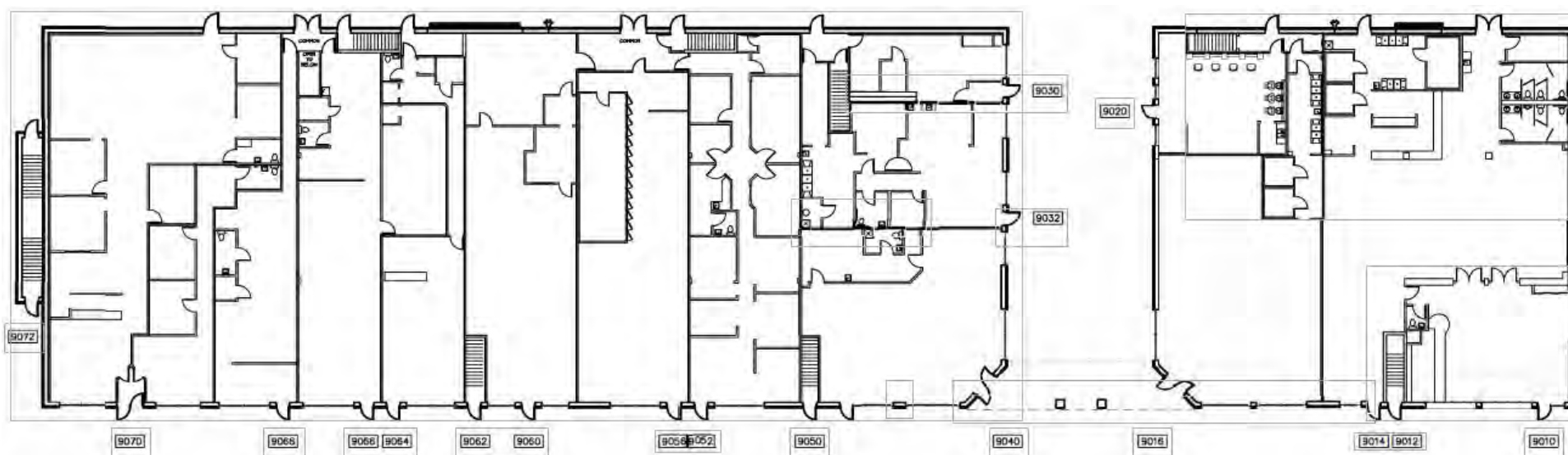
Introducing an exceptional leasing opportunity in the heart of Bloomington. Located just off Lyndale Avenue, this high-traffic retail building boasts prime visibility and accessibility, making it an ideal destination for businesses seeking maximum exposure. The surroundings and proximity to key amenities and major highways ensure a steady flow of traffic, providing a dynamic platform for retail success.

- Prime location, visibility and accessibility
- Local ownership and management
- Suitable space for a number of diverse retail users

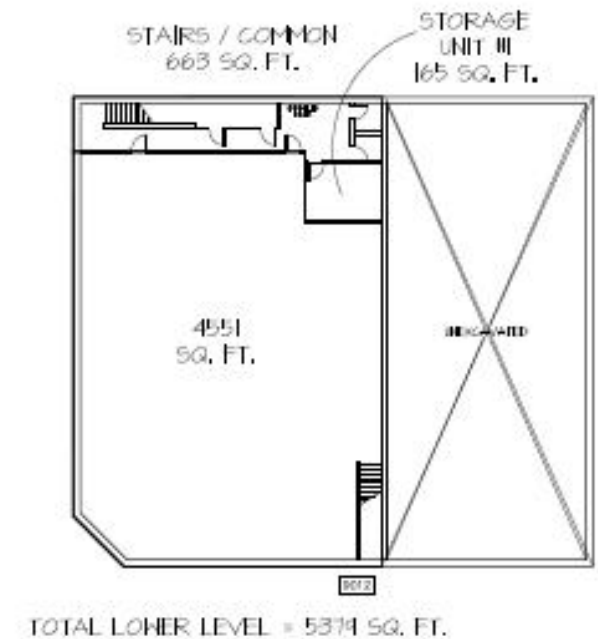
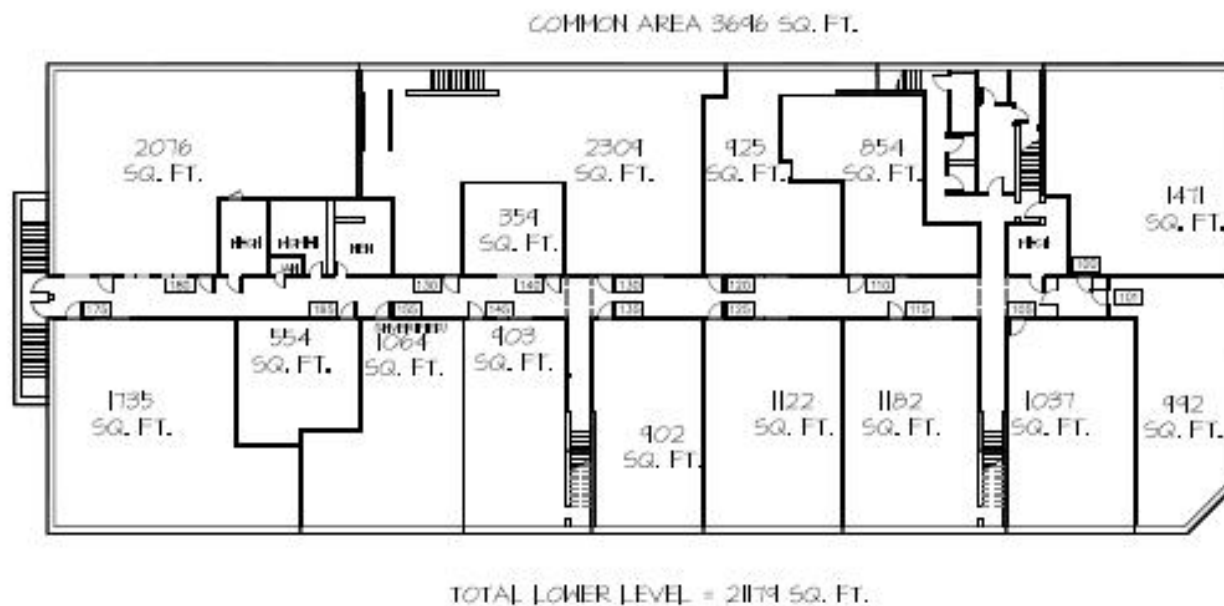


County	Hennepin
Lease Price	\$16 PSF (NNN)
Year Built	1968
Tenancy Type	Multi
Sprinklers	Yes
Parking Ratio	2.69/1000 SF
Land Area	3.03 AC
Clear Height	12'
Lease Type	NNN
Office Rent	\$12/gross
CAM/Tax	\$7.58 PSF (2024 Est)
Suite #	9056
Available Retail SF	2,368 RSF
Available Office SF	359-2,309 SF
Availability Date	2/1/2024





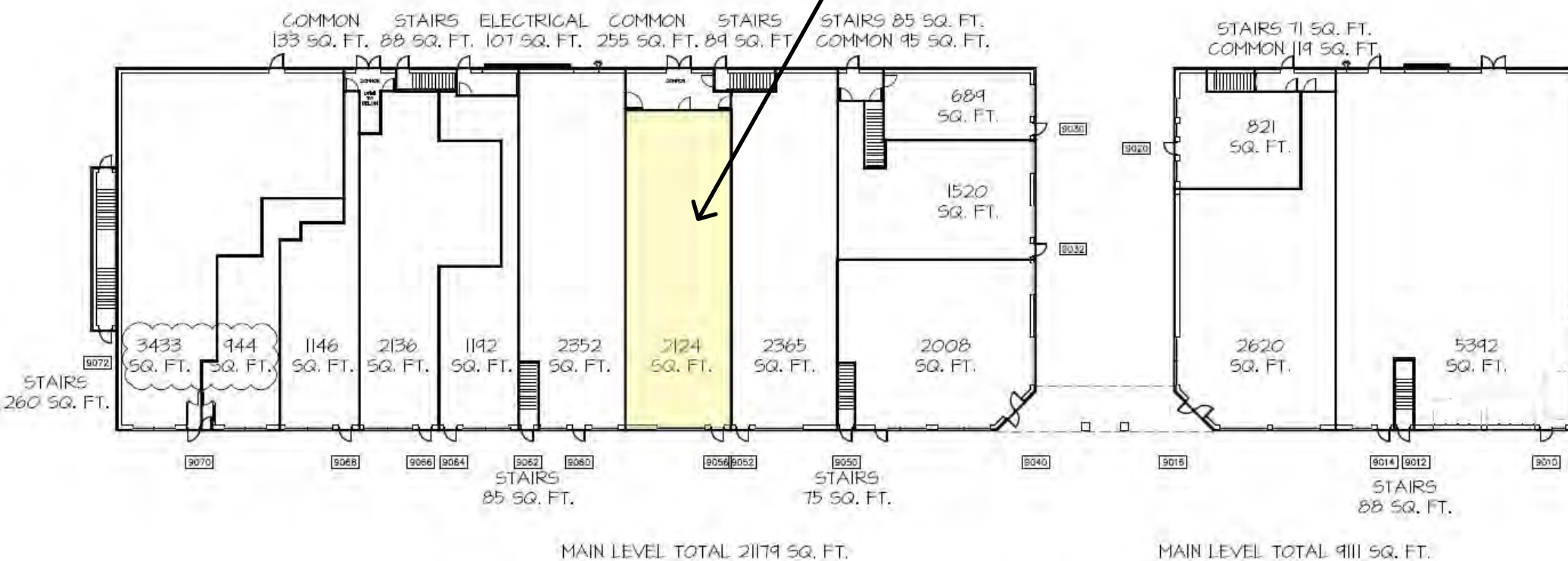




## Units & Sizes

**Suite 9056**
**2,368 RSF**

Former Liquor Store Space



# 2024 DEMOGRAPHIC SUMMARY

**1.27M**  
Total Population

**36.9**  
Median Age

**704,717**  
Employed Population

**230,022**  
Households

**\$85,438**  
MEDIAN HOUSEHOLD  
INCOME

**\$309,200**  
MEDIAN PROPERTY  
VALUE

**2.75%**  
Employment  
YEAR-OVER-YEAR  
GROWTH

## EMPLOYMENT



75%

White Collar



13%

Blue Collar



15%

Services



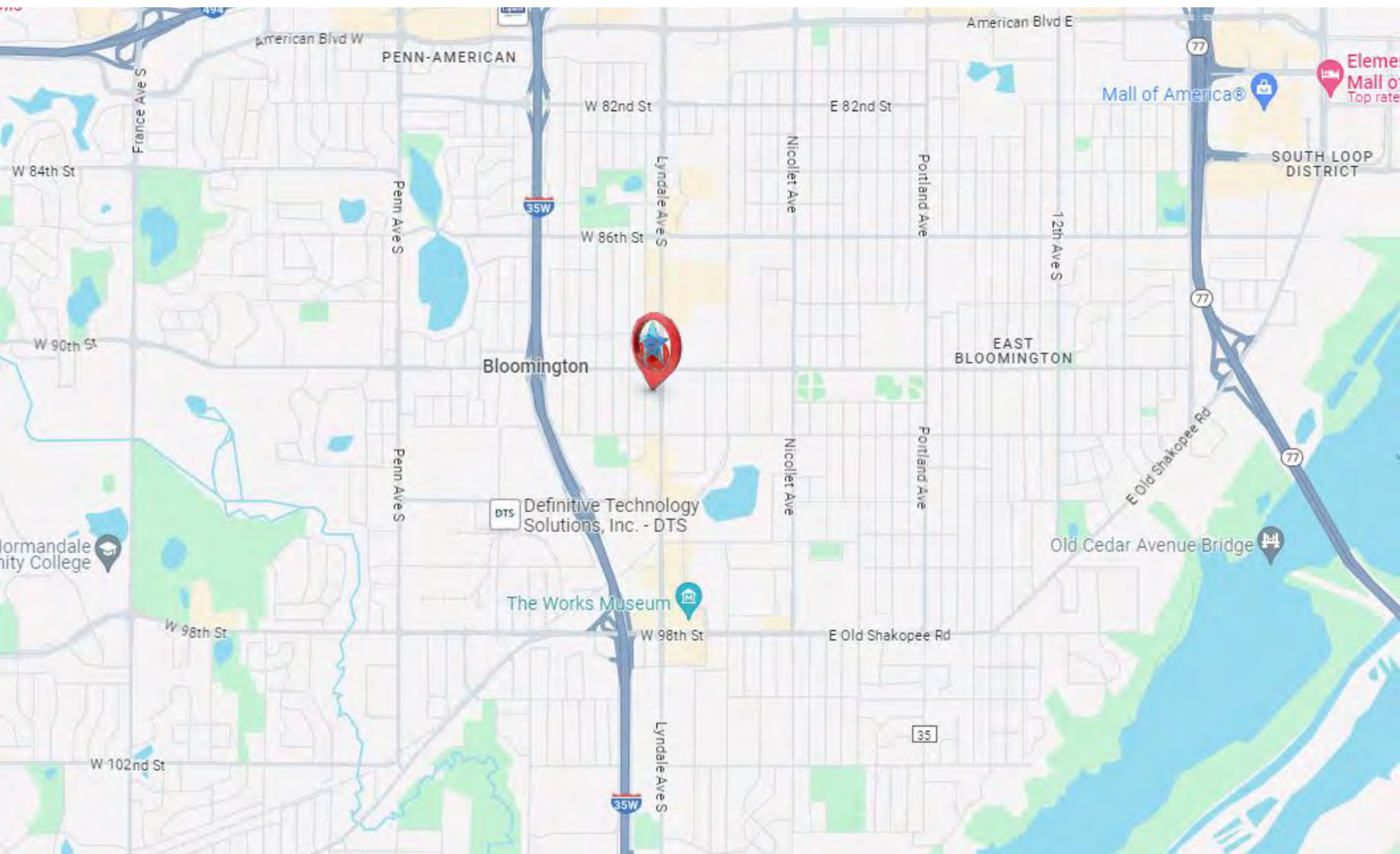
## MARKET OVERVIEW

Hennepin County has a population of nearly 1.2 million.

Cities in Hennepin County include Minneapolis, Bloomington, Plymouth, Brooklyn Park, Brooklyn Center, and Minnetonka. Hennepin County is the most populous county in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.









Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.


At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



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