

FOR LEASE

1,283SF, 1,588SF, 1,661SF & 2,281SF

The Point
3806-3826 W. Old Shakopee Road
10603-10629 France Avenue South
Bloomington, Minnesota 55431



LOCATED AT THE BUSY INTERSECTION OF FRANCE AVENUE & OLD SHAKOPEE ROAD.

- For Lease: 1,283SF Inline, 1,588SF Inline
1,661SF Endcap, 2,281SF Inline
- Located at a highly traveled intersection of Old Shakopee & France Avenue with a strong mix of retail/grocery/restaurant/office & service
- Join Chipotle, Falafel King, Jimmy John's, Metro Dental, Normandale Chiropractic, Family Eye Clinic, TC Orthodontics, Point Family Dentistry, US Navy & Marine Corps, Award Nails and Spa, and Waffle Bar (coming soon)
- 22,000 Daily Vehicles (Old Shakopee)
- 10,800 Daily Vehicles (France Avenue)
- Demographics:



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	11,785	53,537	189,439
Average Age	46	45	41
Median HH Income	\$82,291	\$76,341	\$78,049
Average HH Income	\$105,318	\$102,425	\$104,753



DIEHL & PARTNERS
Real Estate Brokerage, Consulting & Development

FOR MORE INFORMATION, CONTACT:

Lisa L. Diehl, CCIM, CPM
(612) 508-6410

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This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence. (4/2024)

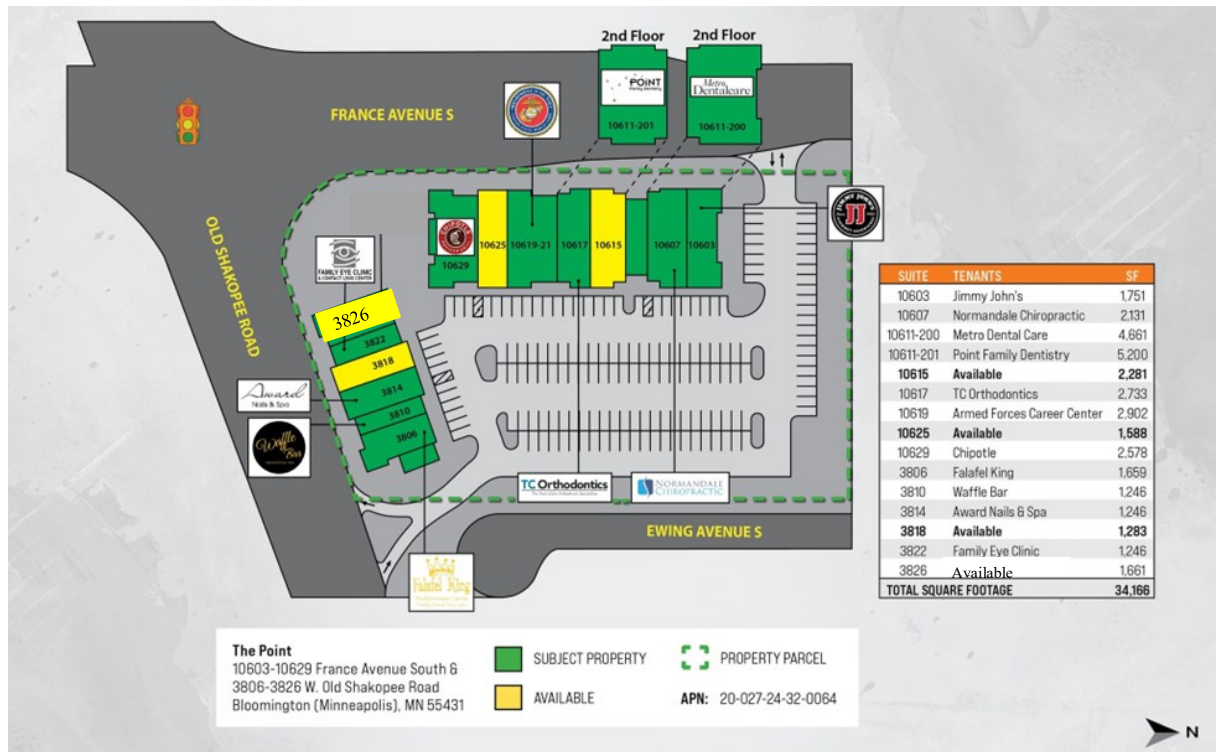
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Available Spaces:

- * Suite #10615 2,281SF (Inline)
- * Suite #10625 1,588SF (Inline)
- * Suite #3818 1,283SF (Inline)
- * Suite #3826 1,661SF (Endcap)



Suite #3826—The potential for an outdoor patio area. Make an inquiry.



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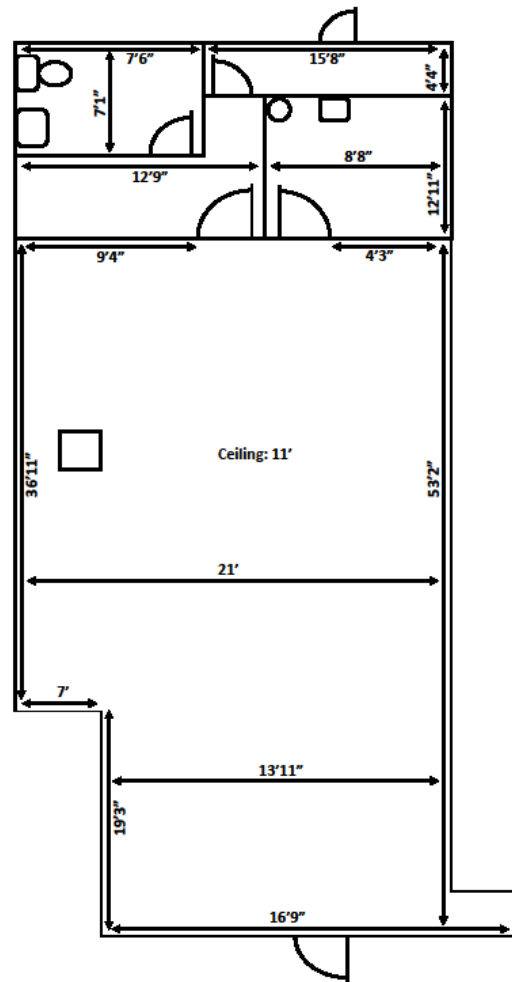
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Unit 10625

1,588SF (Inline Space)
Located on France Avenue. One restroom, clean space, storage, open floor plan.

Inquire about an endcap space currently available with possible outdoor seating/patio space.



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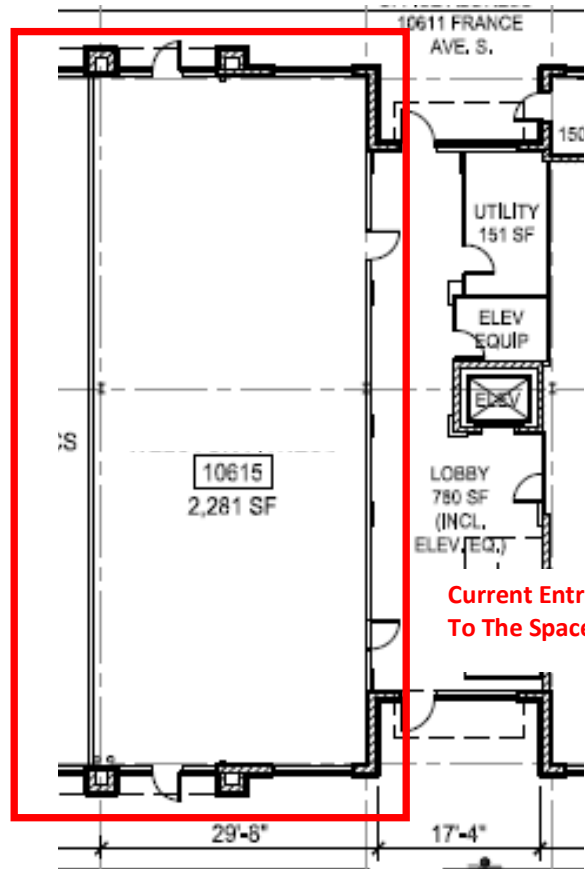
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Unit 10615

2,281SF (Inline Space)
Located on France Avenue.
The space offers a clean-line,
Three restrooms, open space,
great signage. Formerly
occupied by a fitness user.
Carpeted, gas fireplace.
Approximate size 30' x 76'.

Entrance is currently in the
hallway, but can be relocated
to a front entrance.

*Inquire about an endcap
space currently available
with possible outdoor
seating/patio space.*



Potential Front
Entrance



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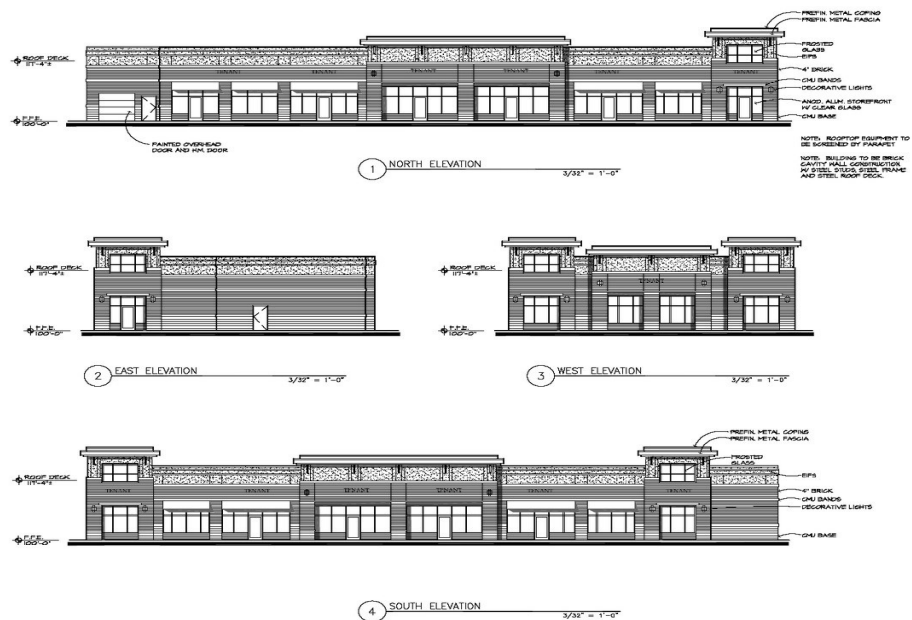
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Building Elevation—Old Shakopee Road /France Avenue



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