

LEASE OR GROUND LEASE ONLY

FORMER CHILI'S RESTAURANT

7801 Normandale Blvd | Bloomington, MN 55435



83,000 VPD

25,000 VPD

21,700 VPD

18,800 VPD

18,900 VPD

30,000 VPD

155,000 VPD

21,700 VPD

18,800 VPD

18,900 VPD

94,000 VPD

100

73,000 VPD

202-unit Apartments

404-unit Apartments

SITE

175,000 VPD

494

25,000 VPD

FRANCE AVE

18,800 VPD

YORK AVENUE

155,000 VPD

21,700 VPD

70TH STREET

76TH STREET

12,800 VPD

PENN AVENUE

18,900 VPD

HEADQUARTERS

RICHFIELD MIDDLE SCHOOL
834 STUDENTS

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95,000 VPD

35W

94,000 VPD

106,000 VPD

109,000 VPD

98,000

94,000 VPD

OVERVIEW



PROPERTY INFORMATION

- Location: NEC I-494 & Hwy 100 | Bloomington, MN
- Building GLA: 6,765 sf
- PIDs: 0602724220002 & 0602724220003
- Acres: 1.39 acres
- Parking: 169 stalls
(101 on-site, 68 shared with former hotel)



GROUND LEASE OR LEASE

- \$365,000/year AS-IS



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	7,104	77,794	251,169
Median HH Income	\$78,597	\$79,440	\$78,568
Average HH Income	\$115,088	\$115,324	\$112,771

* Sources: ESRI 2019 est & MN Dept of Transportation 2019



TRAFFIC COUNTS

- 58,000 vpd - Highway 101
- 179,000 vpd - I-494

HIGHLIGHTS

This fantastic opportunity is located adjacent to the Pentagon Village mixed-use project. That features retail, two hotels, residential and two class "A" office towers. There are 11 hotels and 7.3 million sf of office within a mile. Former Days Inn property is for sale adjacent to the former Chili's.



AREA TENANTS



AREA HOTELS



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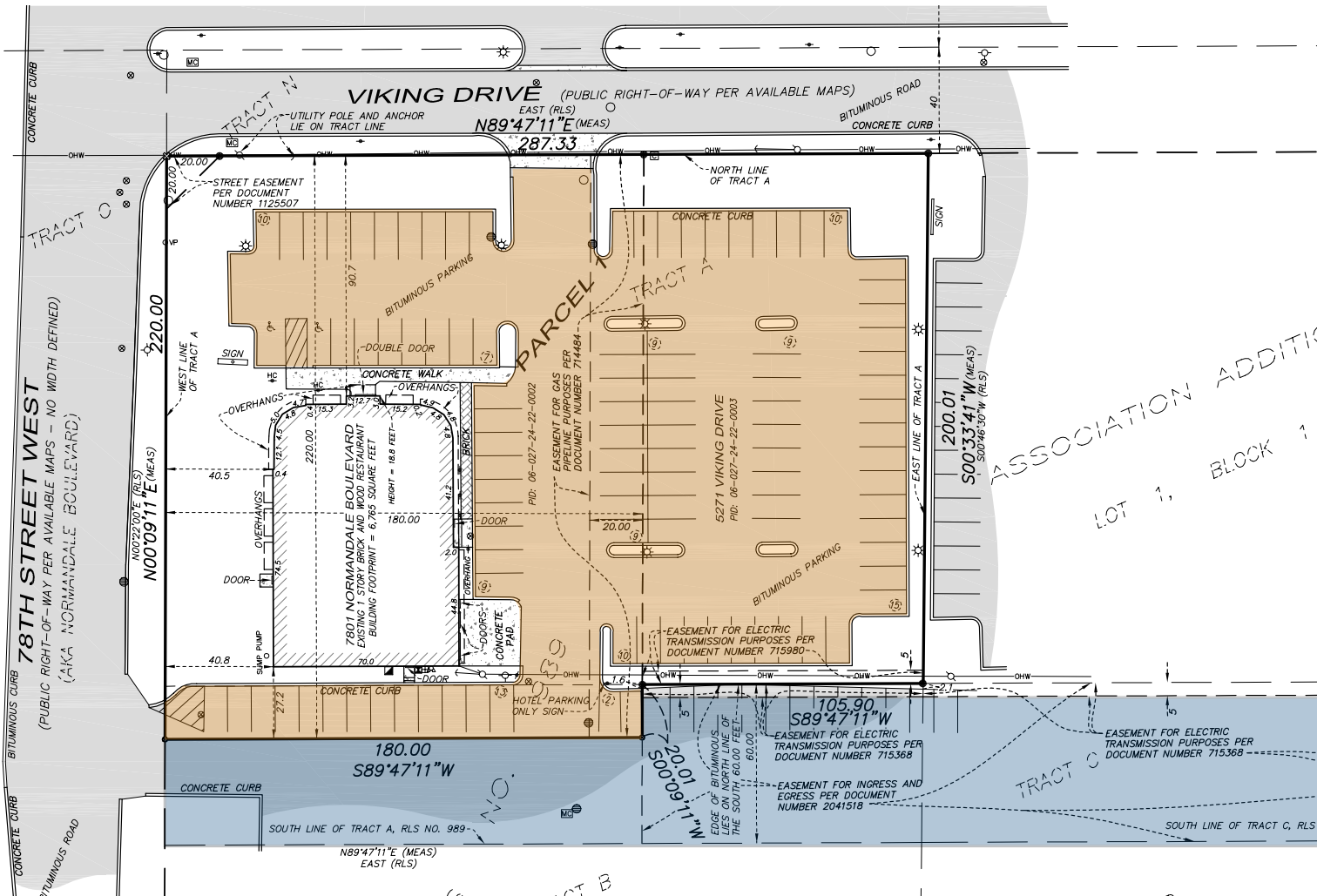
SITE PLAN FORMER CHILI'S RESTAURANT

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- 101 On-Site Parking Stalls
- 68 Shared Parking Stalls

