



RETAIL & OFFICE FOR LEASE
GREAT BEAR CENTER

Asking Rent: \$16.00/SF (NNN)

Property Overview

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.

Key Highlights

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



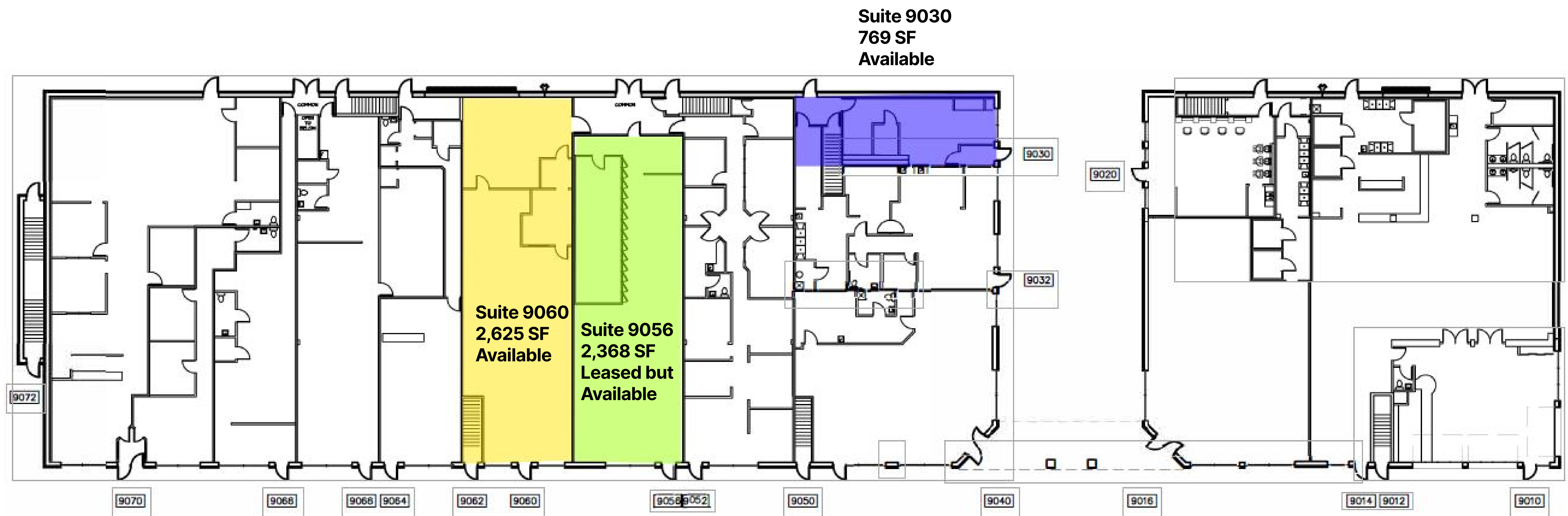
Lease Overview

County	Hennepin
Retail Base Rent	\$16.00/SF (NNN)
Retail CAM/Taxes	\$10.00/SF (2026)
Tenancy Type	Multi
Office Rental Rate	\$12.00/SF (Gross)
Parking Ratio	2.69/1000 SF
Land Area	3.03 AC
Clear Height	12'
Lease Type	NNN
Year Built	1968
Sprinklers	Yes
Available Retail Suites	9030, 9056, 9060
Cross Street	Cahill Ave
Available Retail SF	769–4,993 SF
Available Office SF	554–2,309 SF
Availability Date	Now



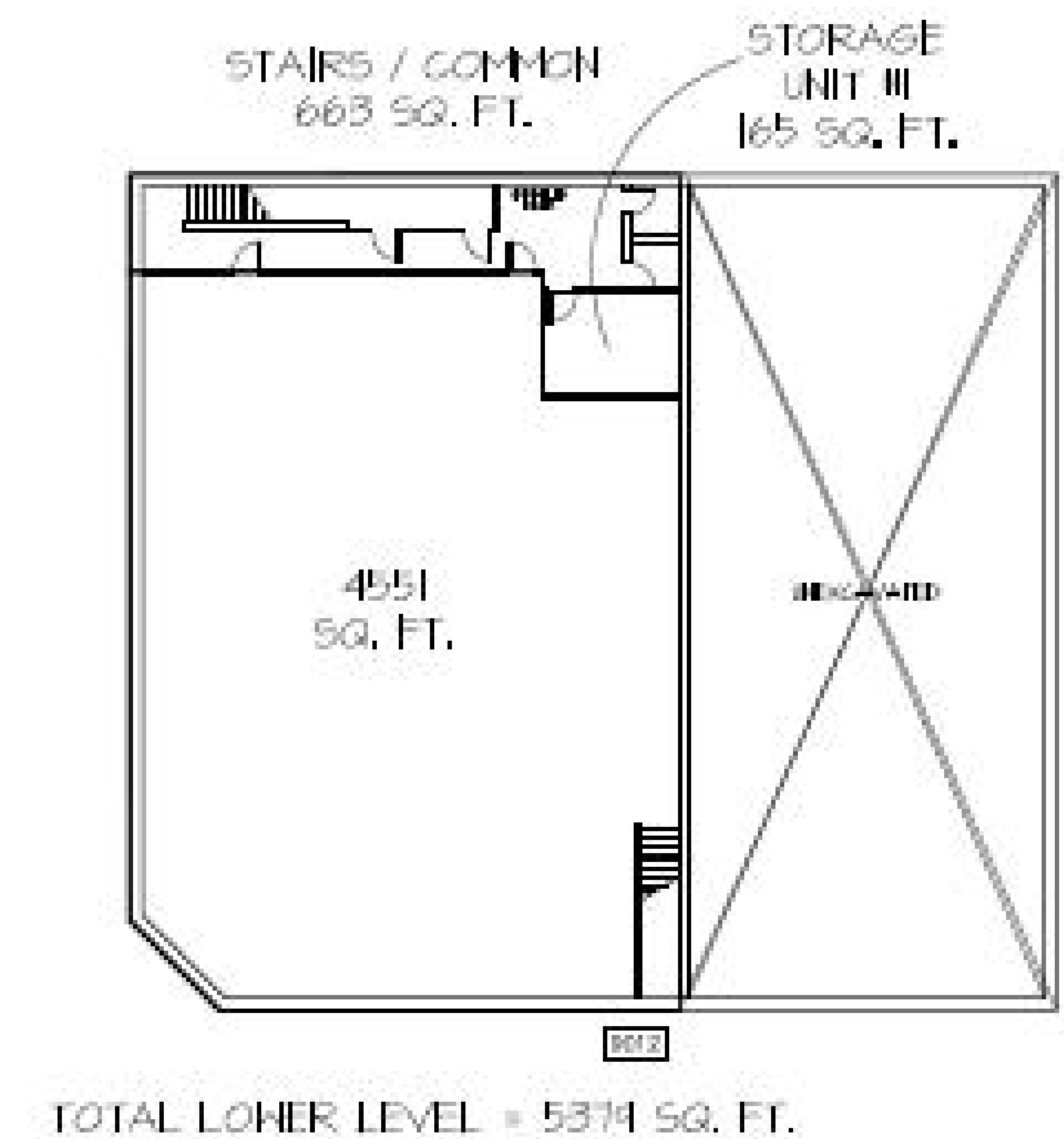
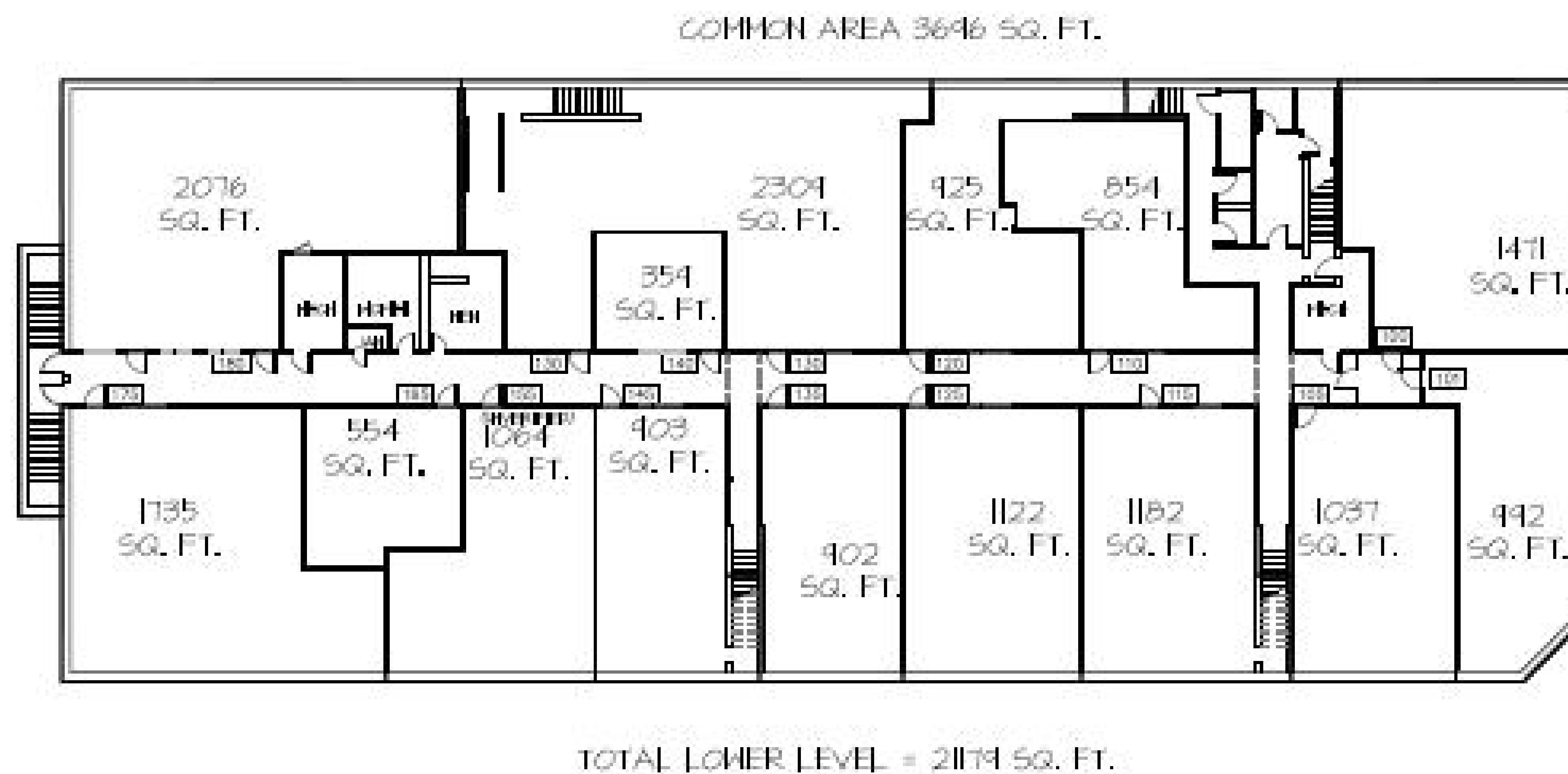
FLOORPLAN

FOR LEASE



BASEMENT OFFICE FLOOR PLAN

FOR LEASE



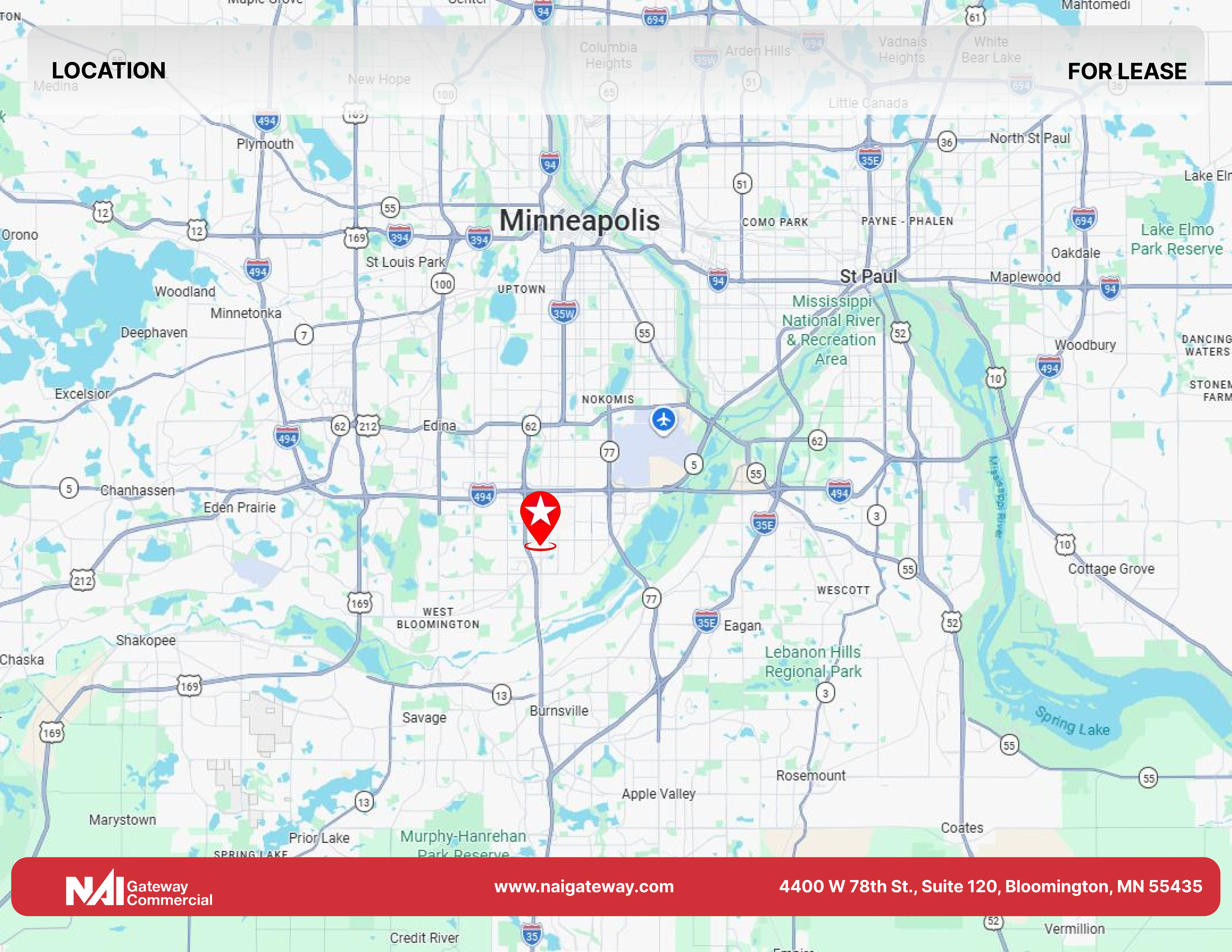
EXTERIOR PHOTOS

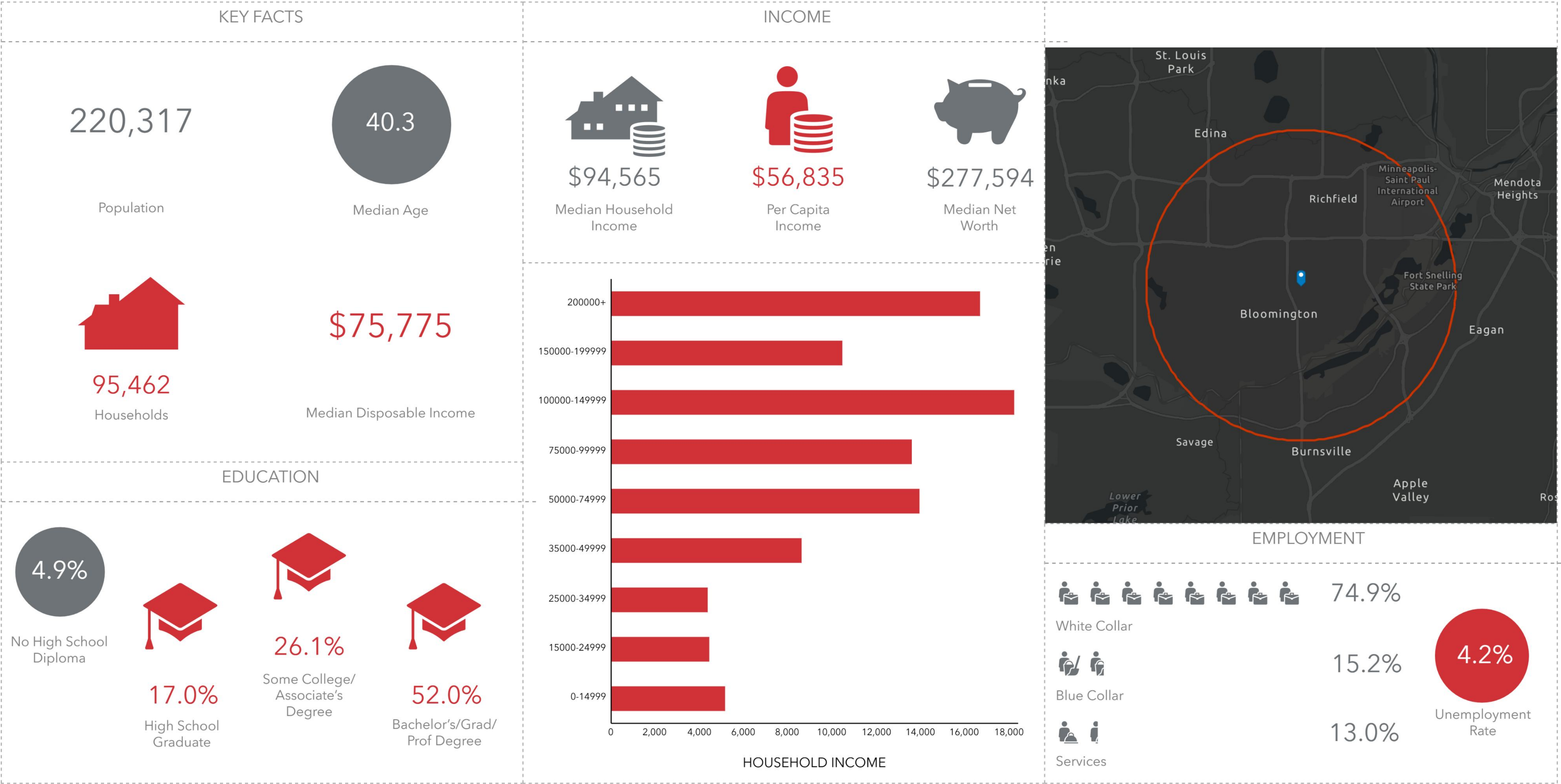
FOR LEASE



LOCATION

FOR LEASE





Business Key Facts

9012 Lyndale Ave S, Minneapolis, Minnesota, 55420 | Rings: 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics



Daytime Population



Ratio of daytime to total population:

1.28

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



Largest Businesses in Area

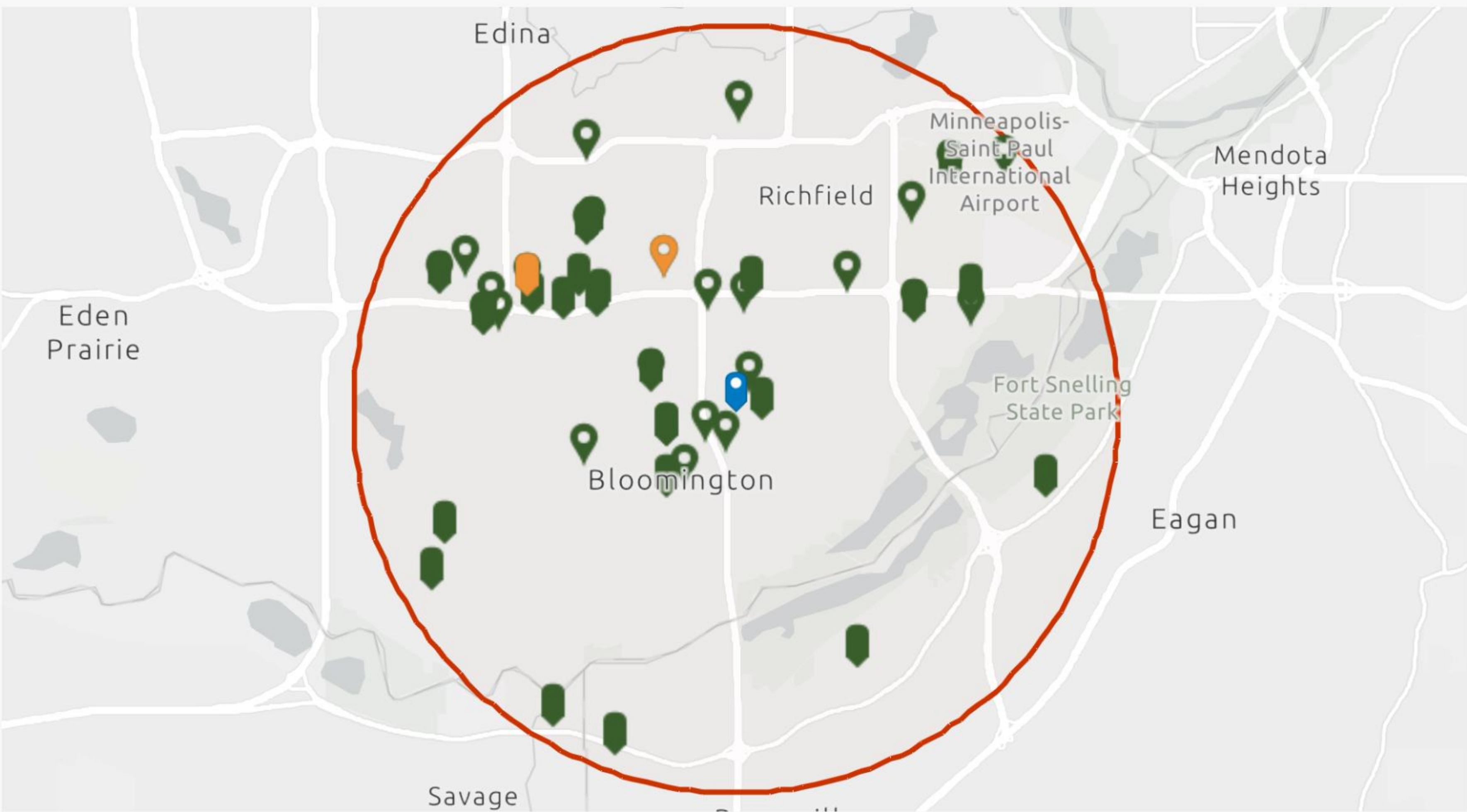


Most Employees

Best Buy Co, Inc	Headquarters	5,000
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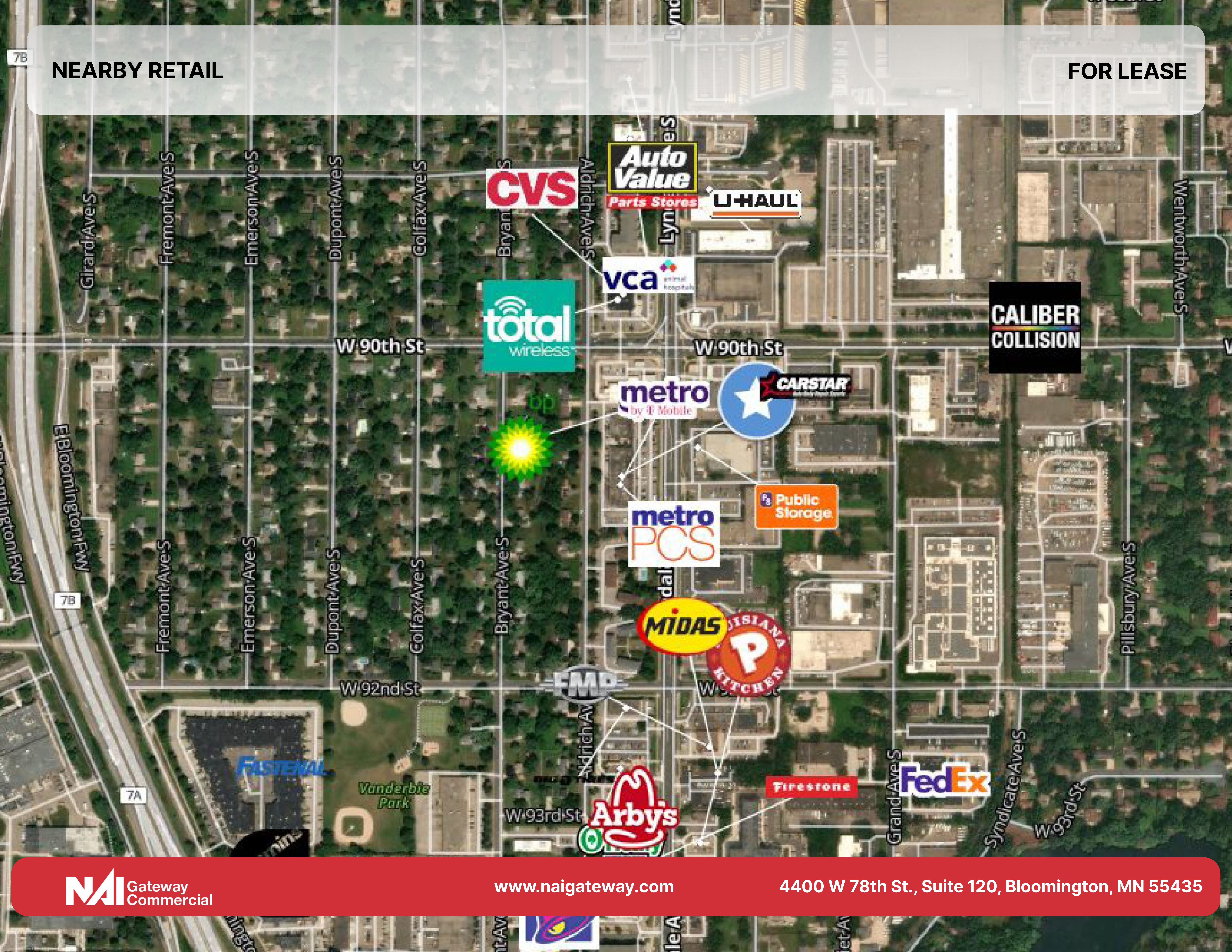
Highest sales volume

Seagate Technology	Branch	\$994M
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NEARBY RETAIL

FOR LEASE





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At NAI Gateway Commercial, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose NAI Gateway Commercial, where your real estate goals become our mission.