

# FOR LEASE

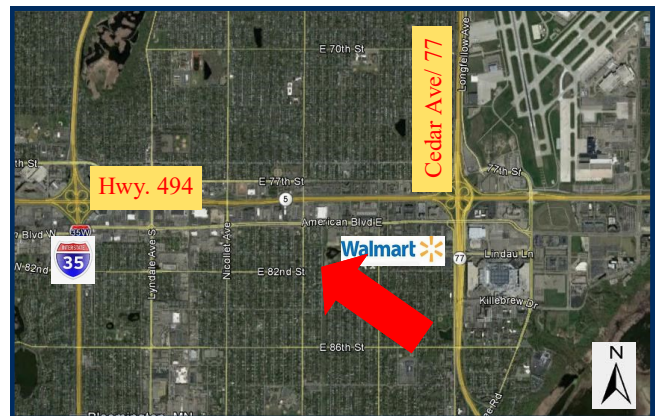
**3,600F—Available June 1, 2024**

**Village Square Shopping Center  
7838 Portland Avenue South  
BLOOMINGTON, MINNESOTA 55420**



**HIGH TRAFFIC PORTLAND AVENUE,  
AMERICAN BOULEVARD & HIGHWAY  
494. JOIN WALGREEN'S, HARBOR  
FREIGHT & OTHER RETAILERS.**

- For Lease: 3,600 SF (Inline)
- Current Tenants: Walgreen's, Harbor Freight, Jimmy John's, Toppers Pizza, El Guanaco Bakery & Café. Health spa/ Restaurant, Luro Boots
- Located next to Bloomington Walmart
- Highway 494 w/ more than 100,000 vehicles daily
- Pylon and Monument Signage Available
- Demographics:



	<u>MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	16,674	88,930	234,585
Average Age	35	39	40
Median HH Income	\$51,082	\$54,203	\$63,944
Average HH Income	\$60,346	\$68,172	\$85,181



**DIEHL & PARTNERS**  
Real Estate Brokerage, Consulting & Development

**FOR  
MORE INFORMATION, CONTACT:  
Lisa L. Diehl, CCIM, CPM  
(612) 508-6410**

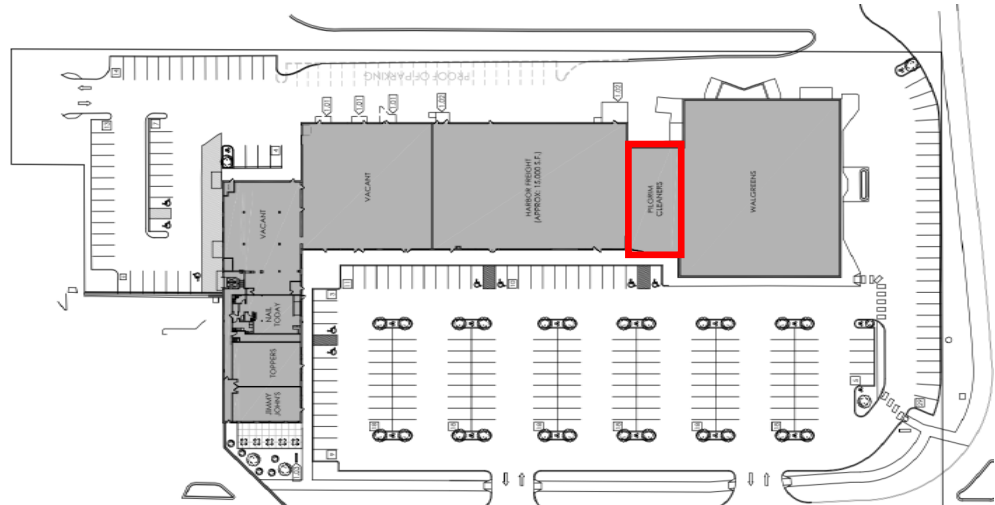
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WEST ELEVATION



## Availability:

Suite 7843—3,600SF (Inline) The available space will be available June 1, 2024. The space is currently occupied by Pilgrim Cleaners who will be vacating the end of May 2024. Building and pylon signage available. Request additional information/showing.



SOUTH ELEVATION



SOUTH END ELEVATION



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