

RETAIL / OFFICE FOR LEASE



8722 Lyndale Ave S,
Bloomington, MN 55420



Building sits right on Lyndale Ave S in Bloomington which sees over 13,000 vehicles per day. Perfect layout for a business that provides professional services such as an insurance agency, real estate office, title company, etc.

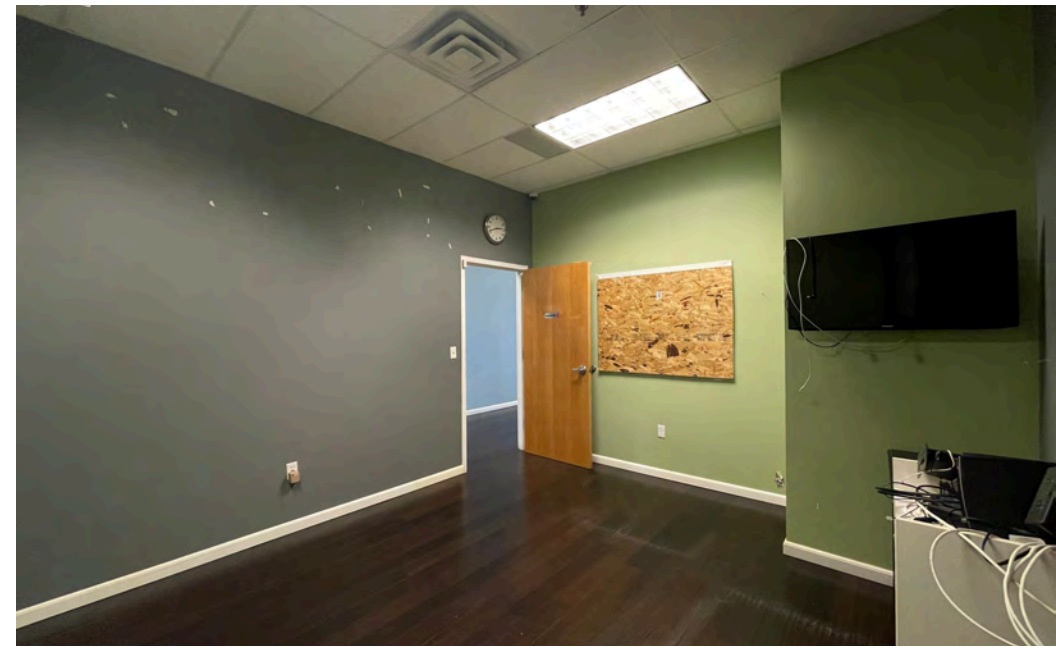
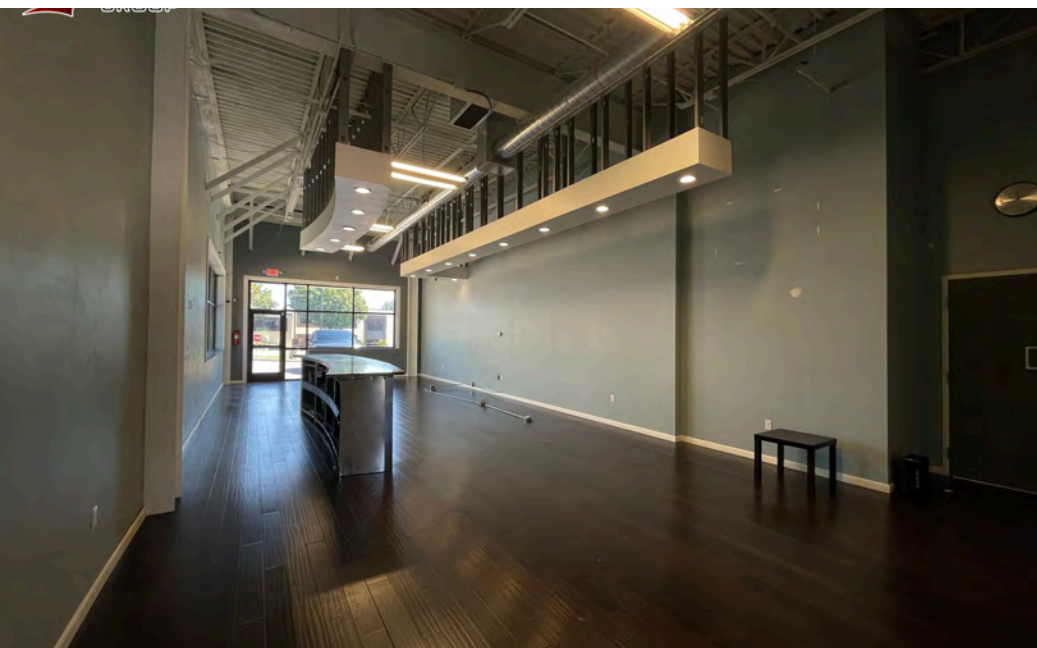
- Built out suitable for a business that provides professional services.
- In a location surrounded by a restaurants, gas stations, and a grocery store.
- Next to 3 strip malls and a big grocery store.
- This property is suitable for professional services.

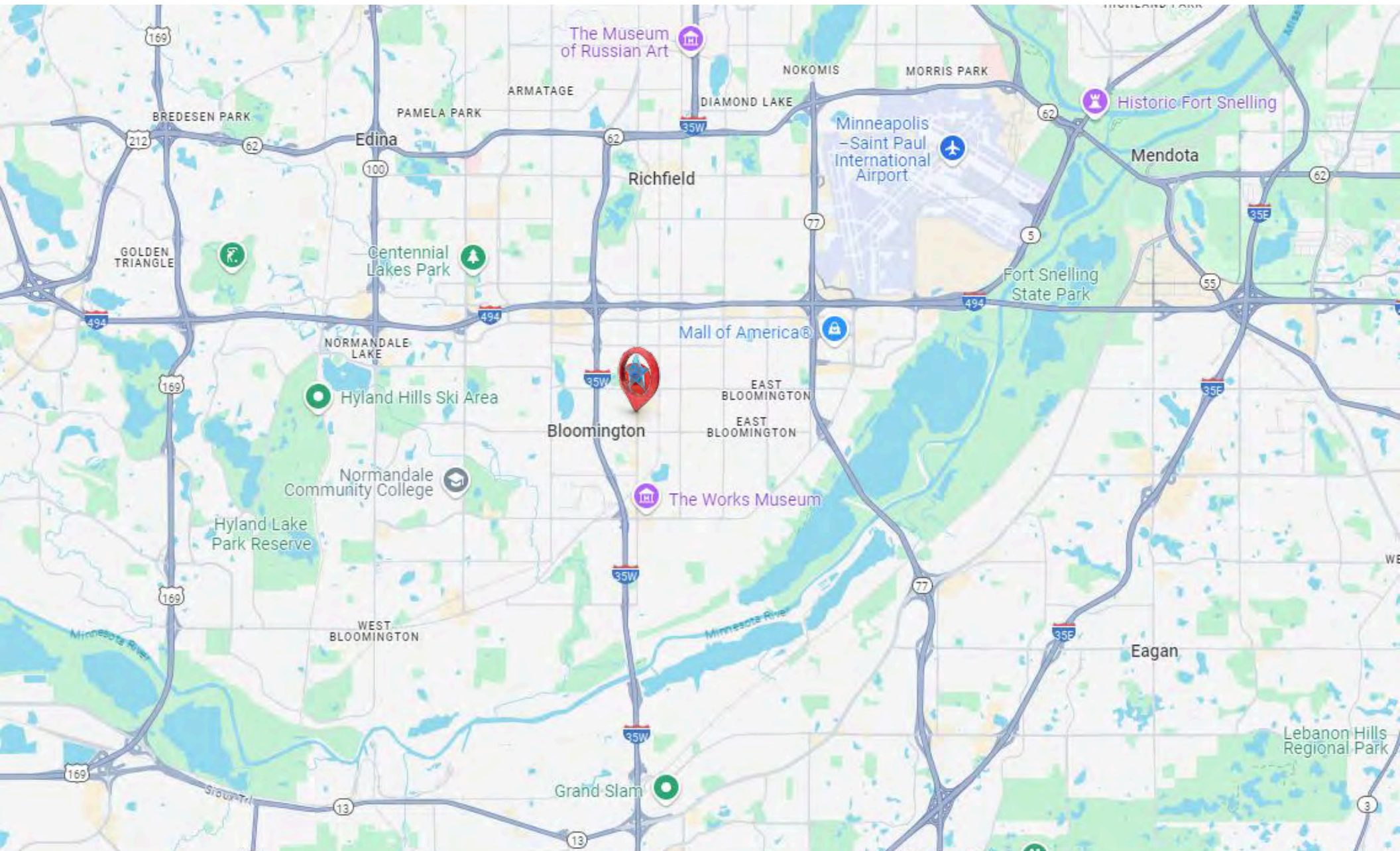


County	Hennepin
Property Status	1 Vacancy
Asking Rent	Contact Broker
Suite #	Suite 100
Available SF	1,123 SF
Min/Max SF	1,123 SF
Availability Date	Now
Lease type	Gross
Sprinklers	Yes
Tenancy Type	Multi
Class	A
Parking Ratio	5.79 Spaces per 1,000 SF Leased
Parking Spaces	34 spaces shared with other tenant

Area Tenants
Dosa South Indian Grill
Mandarin Kitchen
Valvoline Instant Oil Change
CVS
U-haul Moving & Storage of Bloomington
Pawn America
Anytime Fitness
Davannis Pizza
Cub Foods
Speedway
Napa Auto Parts







7401 Bush Lake Rd Edina, MN 55439.



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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



White Collar **75%**



Blue Collar **13%**



Services **15%**

3.9%

Unemployment Rate

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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