

RETAIL AUTO REPAIR
AVAILABLE

 TRANSWESTERN
REAL ESTATE
SERVICES



FORMER BIG O TIRES
9200 Lyndale Ave S | Bloomington, MN

9200 LYNDALE AVE S - AVAILABLE SUMMARY

LOCATION: 9200 Lyndale Ave S | Bloomington, MN 55420
GLA: 7,440 SF
YEAR BUILT: 1986
PARCEL SIZE: 0.76 Acres



HIGHLIGHTS

- » Single-tenant retail auto repair building
- » 25 parking stalls
- » Pylon signage
- » Located along Lyndale Ave with great visibility
- » Current lease expires: 02/29/2032



TRAFFIC COUNTS

- » **12,880 vpd** | Lyndale Ave S
- » **1,412 vpd** | W 92nd St

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	8,797	86,792	223,608
DAYTIME POPULATION	13,911	132,852	336,079
AVERAGE HH INCOME	\$85,587	\$100,518	\$116,664
TOTAL HOUSEHOLDS	3,729	37,200	95,066

* Sources: Placer.ai 2024 est & MN Dept of Transportation 2023 Study avgs are per day total cars

TRADE AREA TENANTS

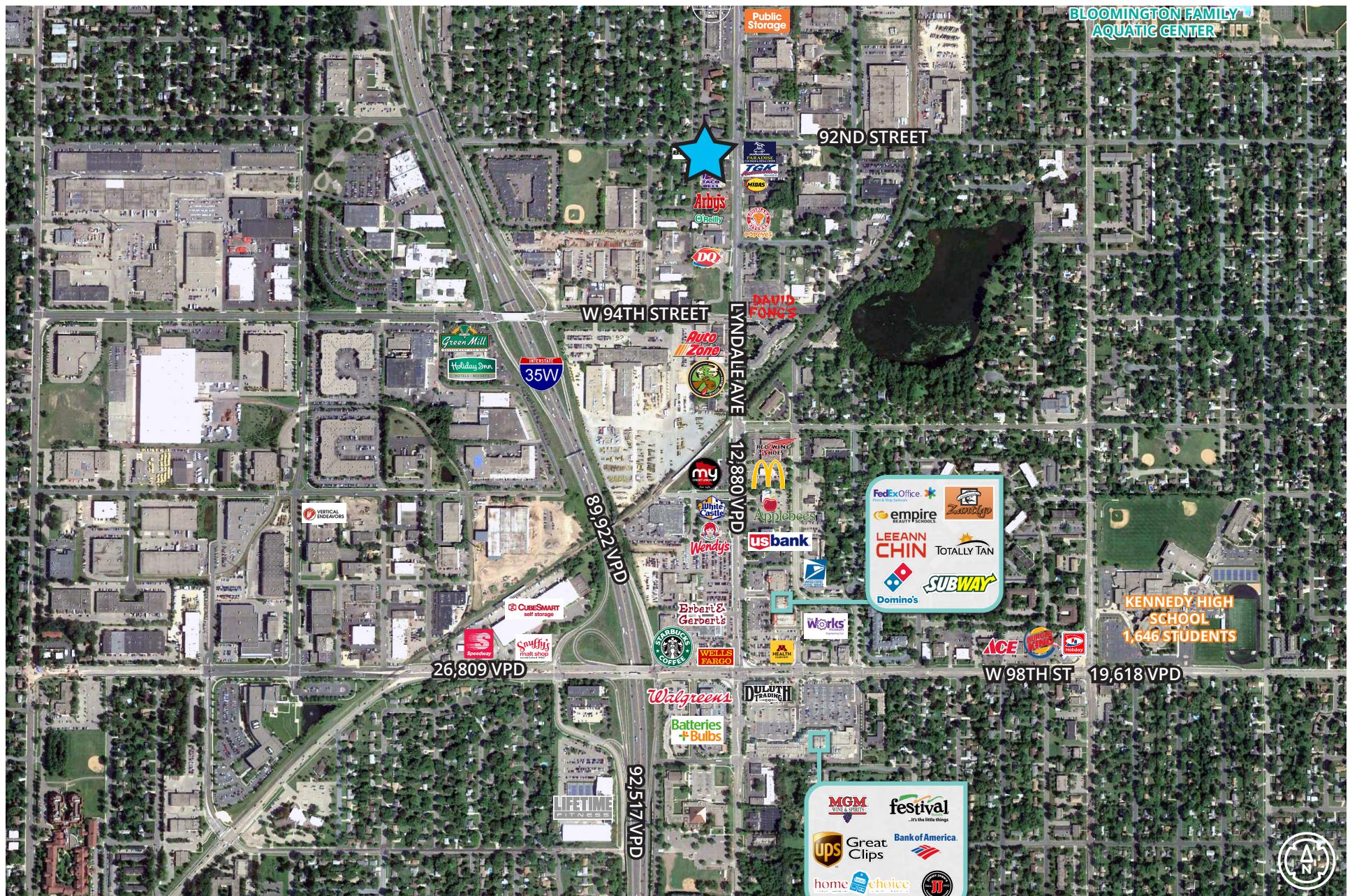


CONTACT: BRAD KAPLAN CCIM | 612 359 1625 | brad.kaplan@transwestern.com



REALTY
RESOURCES
MEMBER

9200 LYNDALE AVE S - AVAILABLE 98TH & LYNDALE TRADE AERIAL



CONTACT: BRAD KAPLAN CCIM | 612 359 1625 | brad.kaplan@transwestern.com



REALTY
RESOURCES
MEMBER