

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



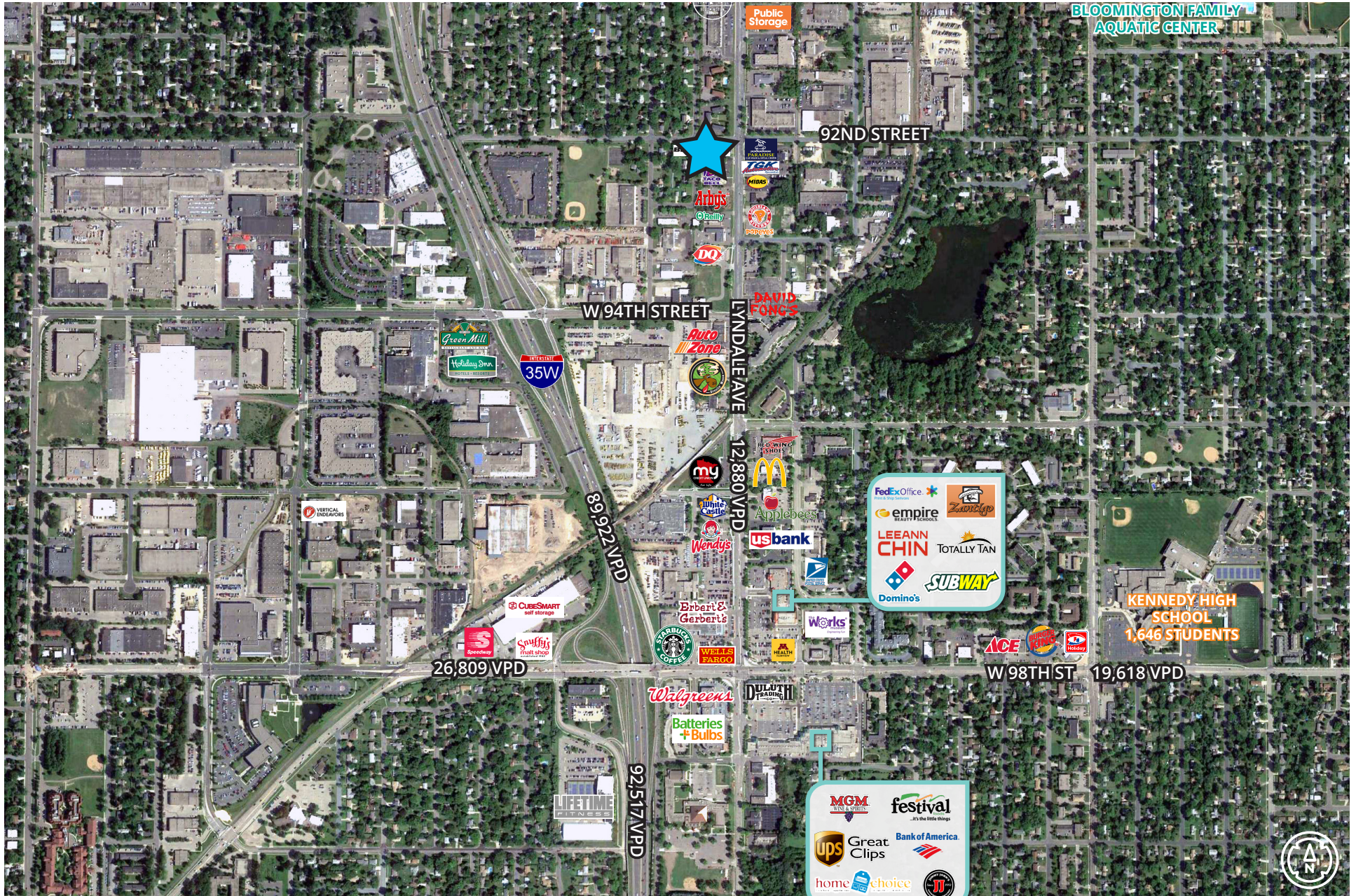
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## 98TH & LYNDAL TRADE AERIAL



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