

Valley View Middle School

4 ACRES FOR SALE OR BTS OPPORTUNITY

EDINA

Braemar Golf Course

Lewis Park

W 70th St
Arneson Acres Park

Cornelia Elementary

Nine Mile Creek Regional Trail

Fred Richards Park

Nine Mile Creek Regional Trail

W 76th St

BLOOMINGTON

3,100 vpd

7851 NORMANDALE BLVD

I-494 REDEVELOPMENT SITE BLOOMINGTON, MN

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Property Highlights

- Exceptional visibility to I-494 and Hwy 100
- Utilities to site
- 1.5 miles to Southdale Center Regional Mall
- 5 miles to MSP International Airport and Mall of America
- Rezoned and reguired as of February 2022 to allow for a Motor Vehicle Sales Facility

Property Information

PID #	06-027-24-22-0004
Acreage	4.02 Gross Acres (.37 Wetland Acres*)
Zoning	C-3 (PD) Freeway Commercial Center (Planned Development)
2040 Land Use	Regional Commercial
Tax	\$95,931.70

Demographics (2022)

	1 Mile	3 Miles	5 Miles
Population	8,216	79,978	256,715
Households	4,060	34,848	108,379
Average HH Income	\$148,130	\$148,774	\$143,847
Daytime Population	37,979	102,913	210,837

TRAFFIC COUNTS

I-494 - 160,426 vpd
Hwy 100 - 60,478 vpd



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AERIAL

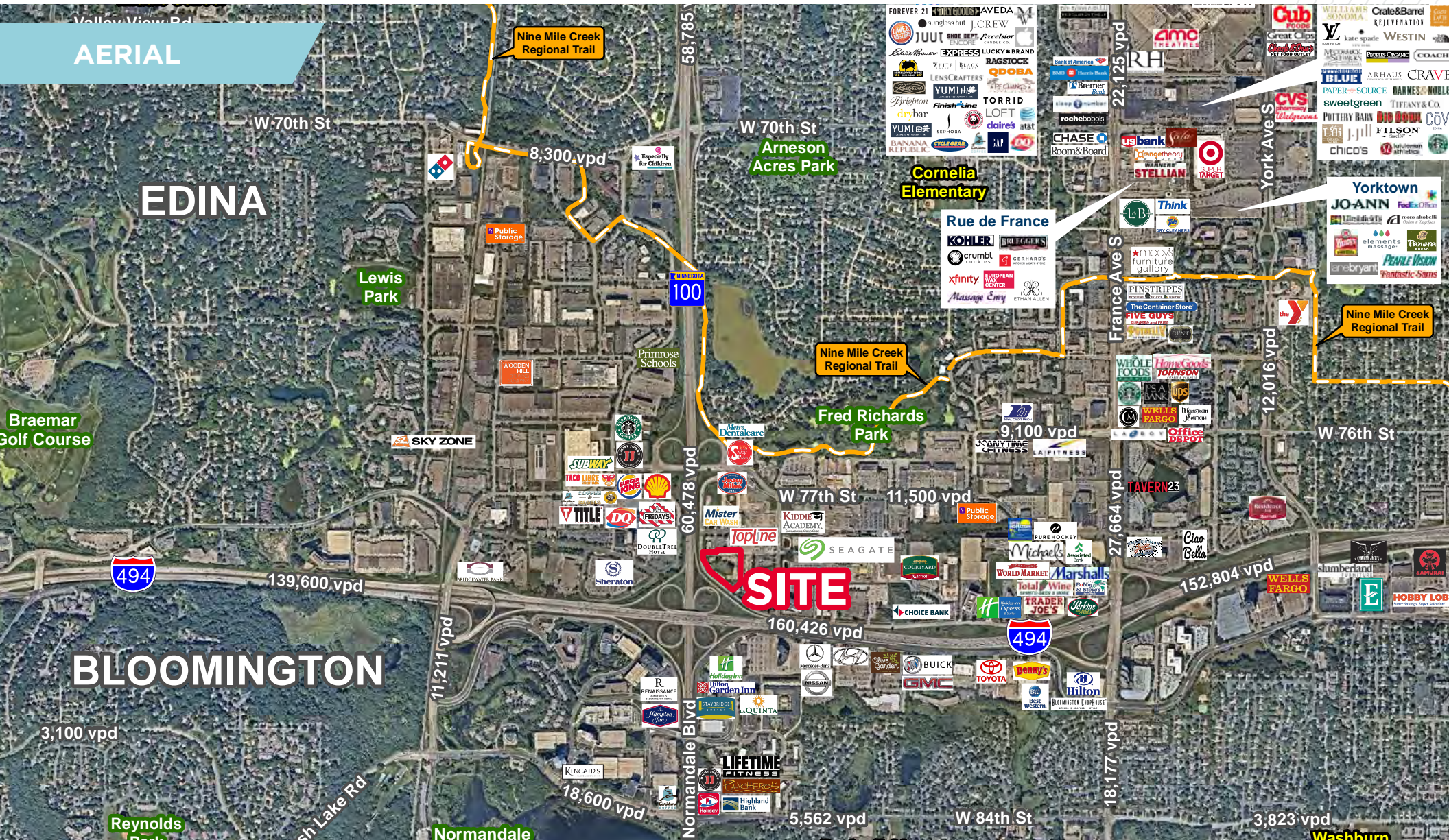


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AERIAL

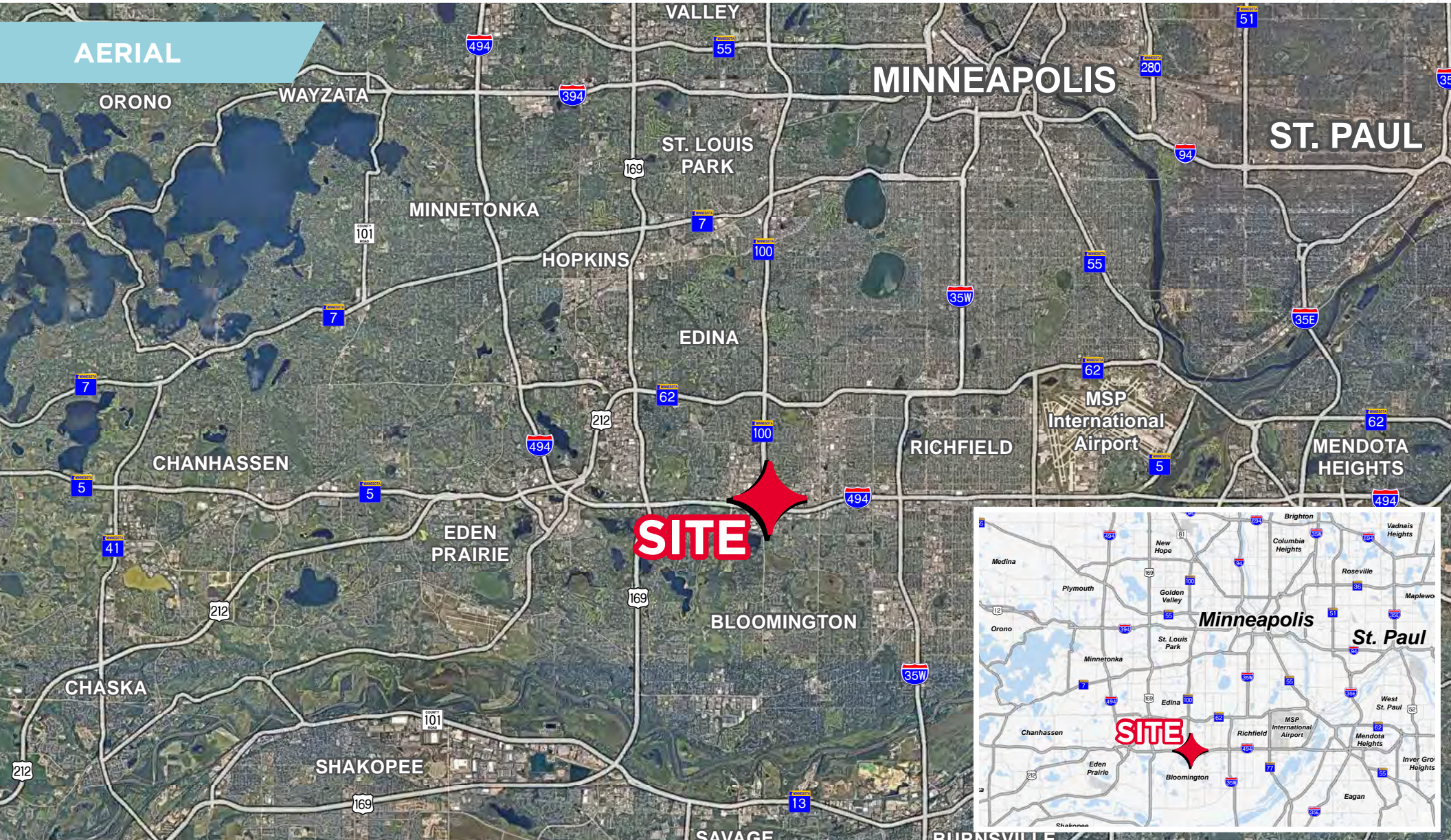
EDINA

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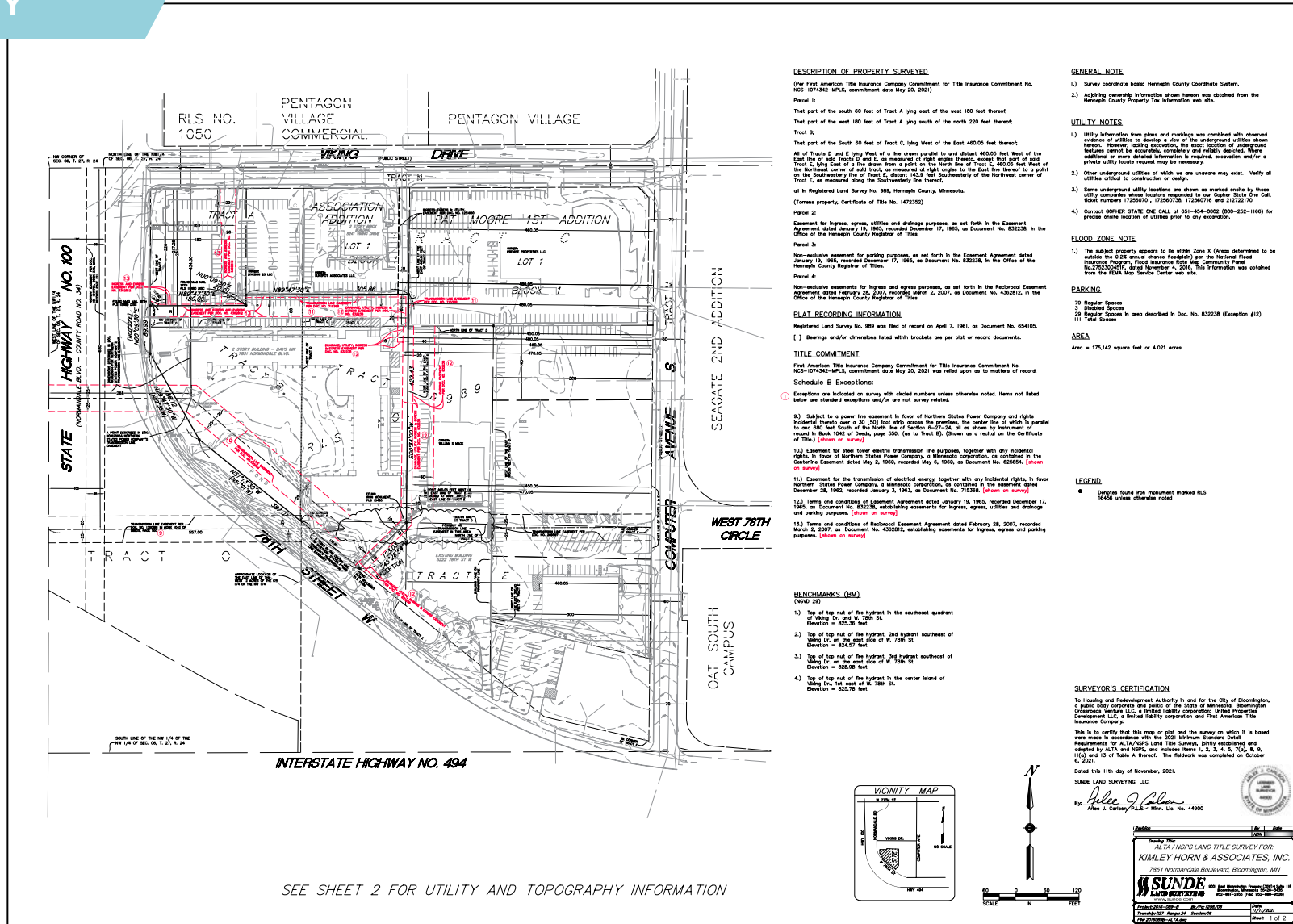
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AERIAL



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SURVEY



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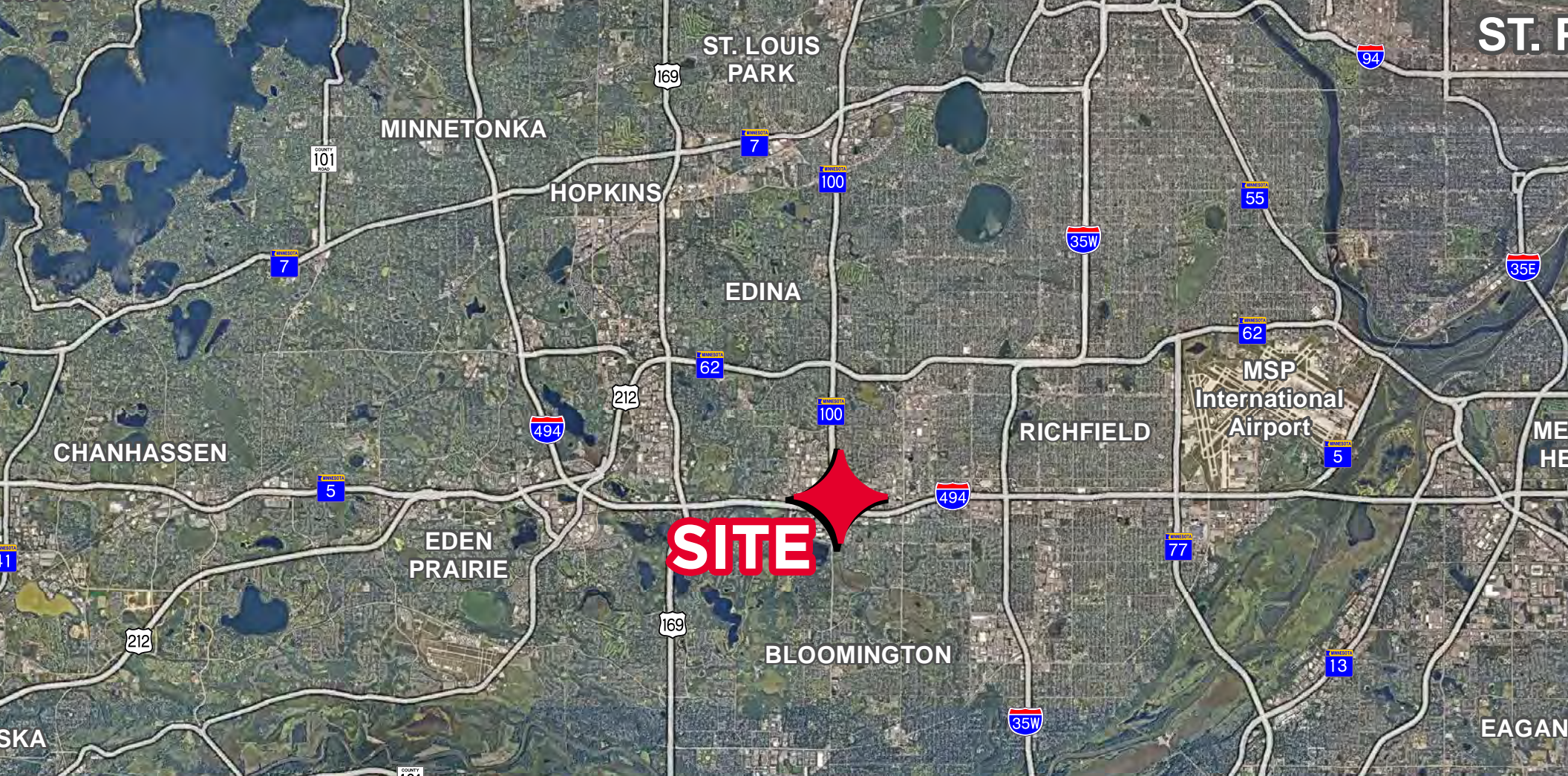


AUTO SALES USE

7851 NORMANDALE BLVD BLOOMINGTON, MN



MEDICAL OFFICE USE



SITE

FOR MORE INFORMATION, CONTACT:

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