

FOR LEASE

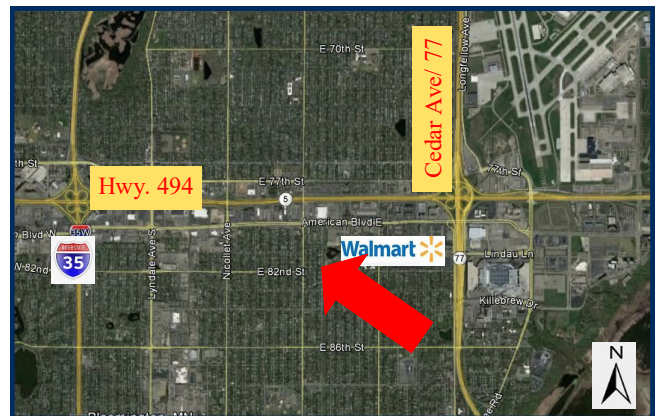
3,600F—Inline Space (40' x 90')

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**

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence. (8/2025)

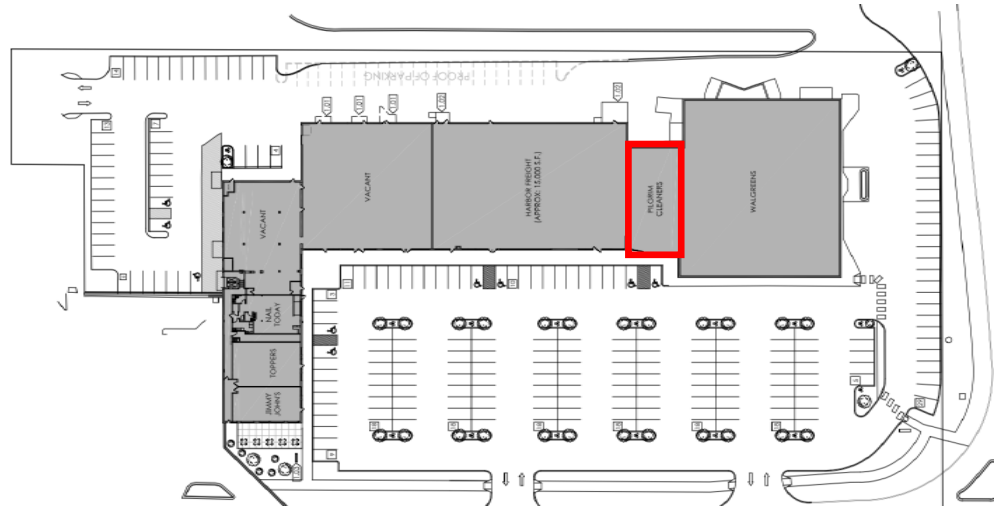
FOR LEASE

3,600SF— Available Now

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



WEST ELEVATION



Availability:

Suite 7843—3,600SF (40' x 90' - Inline) The available space is available now.
Building and pylon signage available. Request additional information/showing.



SOUTH ELEVATION



SOUTH END ELEVATION



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