

78TH STREET PAD SITE

W 78th Street & Shaughnessy Road | Bloomington, MN 55439



SALE/LEASE/BTS OPPORTUNITY

HJ Development is currently marketing a pad site for Sale, Ground Lease or Build To Suit opportunities. Located off Interstate 494 at the intersection of W 78th Street & Shaughnessy Road, the site can accommodate a building up to 11,000 (+/-) SF.

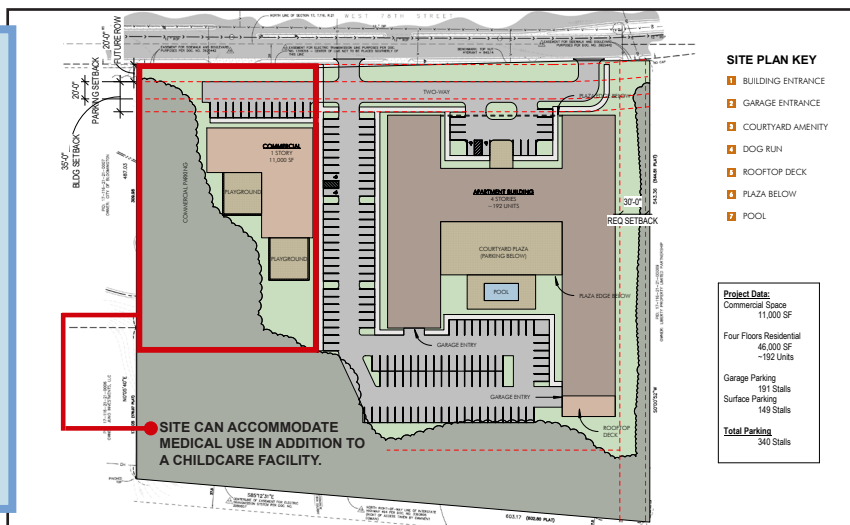
Targeted uses for this parcel include a childcare or medical facility. The current concept plan features an "L-Shaped" building design, which allows for easy drop-off/pick-up and 2-separate outdoor playgrounds. In addition, the site is adjacent to a 4-story, 192-unit apartment complex that will begin construction in 2024.

With direct access to W 78th Street, the site is easily accessible to I-494, Highway 169, and Highway 100. In addition, signage on I-494 is permitted. For more information or to schedule a property tour please contact us directly.

CURRENTLY AVAILABLE

- Site Available for Sale, Ground Lease, or Build To Suit
- \$1,250,000 Sale Price
- Negotiable Lease Rates
- User-Driven Development
- Site Can Accommodate a Building up to 11,000 (+/-) SF
- I-494 Visibility
- Easily Accessible to Highways 169 & 100
- Actively Seeking a Childcare Facility or Medical Use for this Site

CONCEPT PLAN



CONTACT INFORMATION

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🌐 www.hjdevelopment.com

SALE/LEASE/BUILD-TO-SUIT | BLOOMINGTON



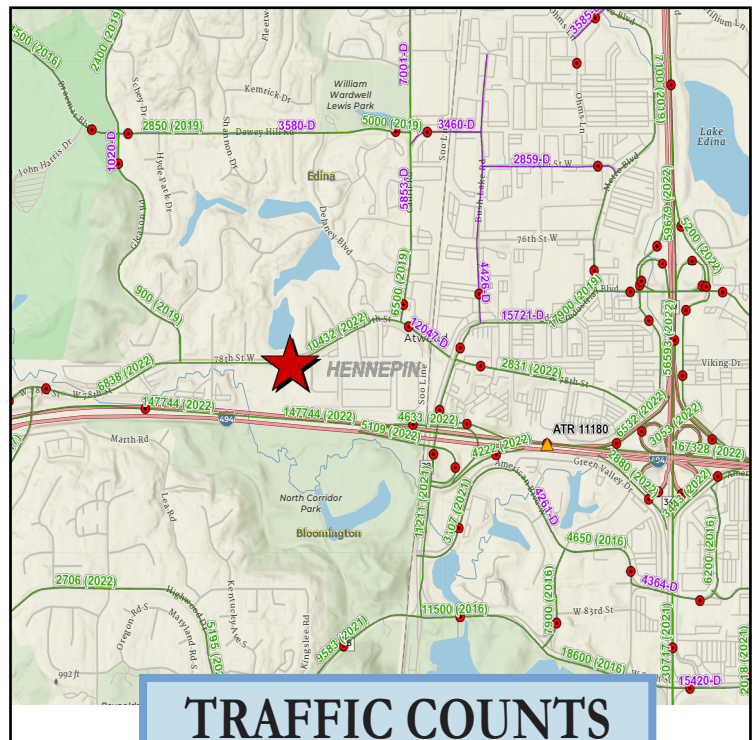
DEMOGRAPHICS (Data Source ~ ESRI)

1-Mile
 Population: 6,752
 Daytime Population: 17,859
 Households: 3,140
 Average HH Income: \$175,981

3-Miles
 Population: 67,785
 Daytime Population: 114,101
 Households: 30,608
 Average HH Income: \$152,457

5-Miles
 Population: 229,359
 Daytime Population: 229,453
 Households: 99,228
 Average HH Income: \$141,644

DEMOGRAPHICS



TRAFFIC COUNTS