



RETAIL FOR LEASE IN EXCELSIOR BLVD MIXED-USE

**TRILOGY EXCELSIOR BLVD. MIXED USE**  
8594 & 8490 EXCELSIOR BLVD - HOPKINS, MN 55343

Bloom Commercial Real Estate  
10050 Crosstown Circle - Suite 600  
Eden Prairie, MN 55344  
[www.bloomcommercial.com](http://www.bloomcommercial.com)

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## SITE PLANS



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# PROPERTY HIGHLIGHTS

- 2,100 SF - 3,400 SF retail space for lease
- New construction, mixed-use project with 469 new apartments upstairs and next door with another 300+ planned
- Busy corner on Excelsior Boulevard commercial corridor
- On connector to Hwy 7 & Knollwood Shopping Center
- At the Southwest Light Rail line's Blake Road Station & Bike Trail

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
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EMPLOYEES 8,558 64,637 222,983

POPULATION 11,817 104,015 249,324

Radius	5 Minutes	10 Minutes	15 Minutes
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EMPLOYEES 23,425 171,013 520,817

POPULATION 24,916 167,428 548,599

Traffic Counts	
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Excelsior Blvd 20,300 VPD

Blake Road 12,200 VPD

HWY 169 82,558 VPD

HWY 100 127,000 VPD



## FEATURES

- Mixed Use on NWC of Excelsior Blvd and Blake Road
- 770 Market Rate Apartments with High End Amenities
- Energy-efficient appliances, low-flow water fixtures, low VOC paints, building-wide recycling practices
- Multi-modal transit-oriented development adjacent to Blake Road Southwest LRT Station
- Bike Trails that connect regionally to downtown Mpls, the Uptown area, St. Louis Park, Minnetonka. Also close to Minnehaha Creek and Greenway

## AREA TENANTS

- Park Nicollet Hospital, Target, Aldi Foods, Fresh Thyme, Kohls, TJ Maxx, Bank of America, Bremer Bank, Cub Foods, Nordstrom Rack, Chick-Fil-A, Bridgewater Bank HQ, Trader Joes, Burger King, Verizon Wireless, McDonalds, Pizza Luca, Five Guys Burgers, Walgreens, Chrysler Jeep and Dodge, Luther Honda

## GOLF COURSES

- Oak Ridge Country Club, Meadowbrook Golf Course, Interlachen Country Club

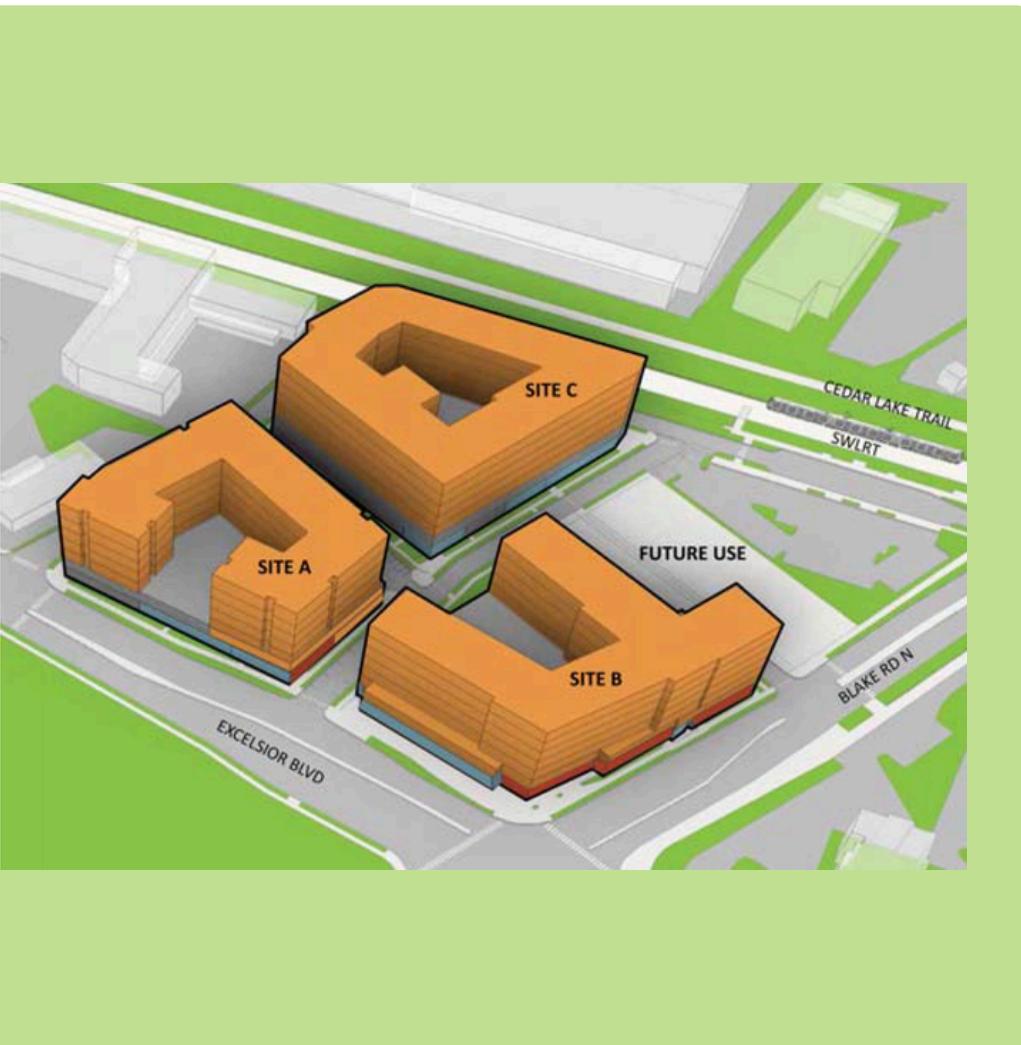
## FOR MORE INFORMATION:

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## AERIAL VIEW



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