

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



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
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POPULATION	11,817	104,015	249,324
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Radius	5 Minutes	10 Minutes	15 Minutes
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EMPLOYEES	23,425	171,013	520,817
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POPULATION	24,916	167,428	548,599
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Traffic Counts	
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Excelsior Blvd	20,300 VPD
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Blake Road	12,200 VPD
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HWY 169	82,558 VPD
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HWY 100	127,000 VPD
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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 Minnehahah 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 Kind, 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

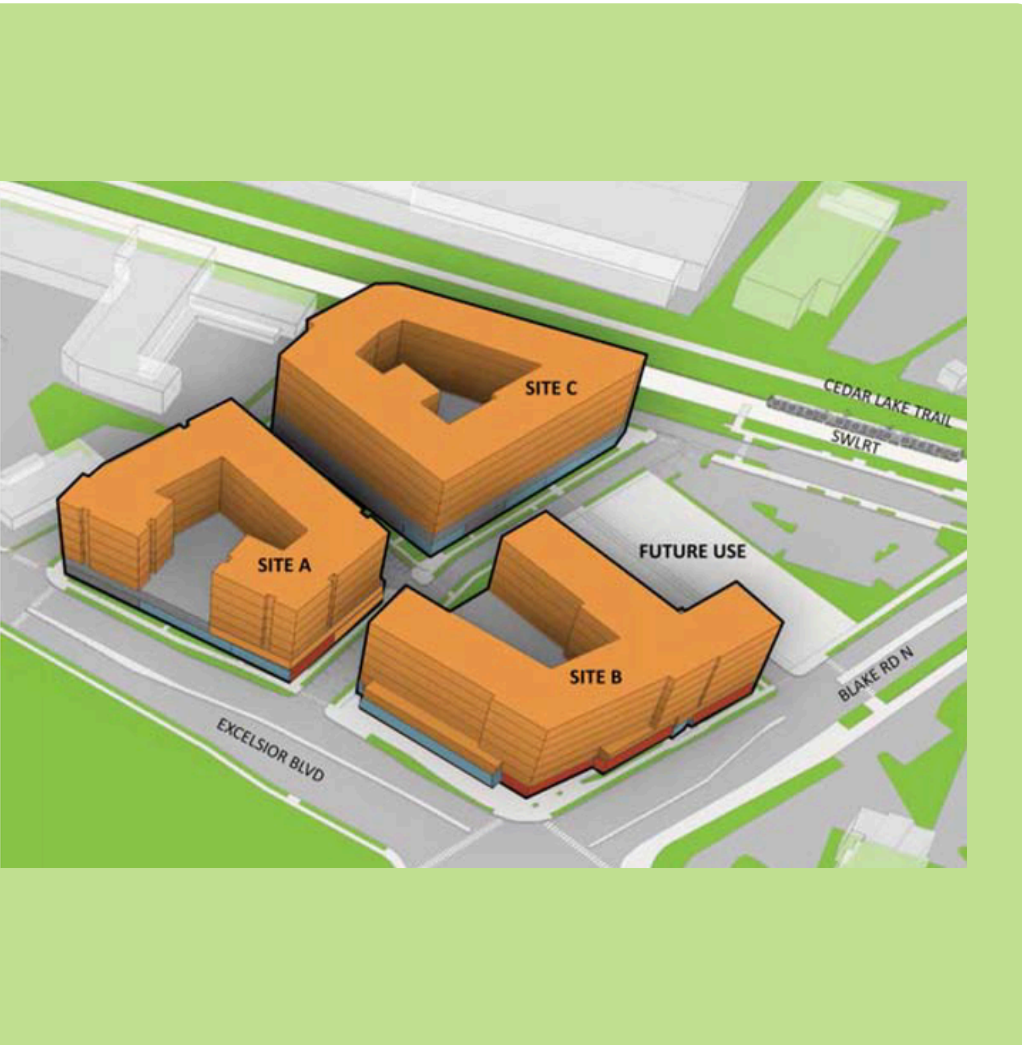
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