

RETAIL FOR LEASE OR GROUND LEASE

7801 NORMANDE BLVD

Bloomington, MN 55435



POTTERY BARN
 BIG BOWL
 kate spade
 CRAVE
 GOV
 SHINOLA
 vineyard vines
 COLE HAAN
 SHINOLA
 HAMMER MADE
 J.Jill
 FILSON
 COACH
 lululemon
 oh baby!
 THE NORTH FACE
 Lili
 ARHAUS
 TIFFANY & CO.

ETHAN ALLEN
 GERHARDS
 pure barre
 ME
 NAKAMORI

L&B
 grabbagreen
 alpane
 TIDE
 Dry Cleaners
 Capriotti's
 Think

The Container Store
 FIVE GUYS
 CHIN
 verizon
 west elm

WHOLE FOODS
 Home Goods
 Office DEPOT
 LA-Z-BOY
 Jason's deli
 STARBUCKS
 epower
 SUBWAY

Marshalls
 Michaels
 WORLD MARKET

Great Clips
 Pizza Hut
 POKE
 T-Mobile
 Phenix

LANE BRYANT
 Wendy's
 Panera
 elements
 message
 rocco alobelli
 JOANN
 Hirshfield's
 Fantastic Sams

Best Buy
 GameStop
 GNC
 SALLY
 Sport Clips
 Great Clips

PETCO
 Wendy's
 FedEx

Burlington
 DAVID'S BRIDAL
 PET SMART
 ULTA
 GOLF GALAXY
 BEST BUY
 LANDS END
 5.11 TACTICAL
 ALDI

SITE

175,000 VPD

83,000 VPD

66TH STREET 15,100 VPD

21,700 VPD

70TH STREET

18,800 VPD

76TH STREET

155,000 VPD

175,000 VPD

494

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TRANSWESTERN



OVERVIEW



PROPERTY INFORMATION

- Location: NEC I-494 & Hwy 100 | Bloomington, MN
- Building GLA: 6,765 sf
- PIDs: 0602724220002 & 0602724220003
- Acres: 1.39 acres
- Parking: 169 stalls (101 on-site, 68 shared with hotel)



ASKING

- Lease: \$365,000/year AS-IS



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	7,104	77,794	251,169
Median HH Income	\$78,597	\$79,440	\$78,568
Average HH Income	\$115,088	\$115,324	\$112,771

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



TRAFFIC COUNTS

- 58,000 vpd - Highway 101
- 179,000 vpd - I-494

HIGHLIGHTS

This fantastic opportunity is located next to the Pentagon Village mixed-use project that is proposing retail, two hotels and two class "A" office towers. There are 11 hotels and 7.3 million sf of office within a mile.



AREA TENANTS



AREA HOTELS



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SITE PLAN

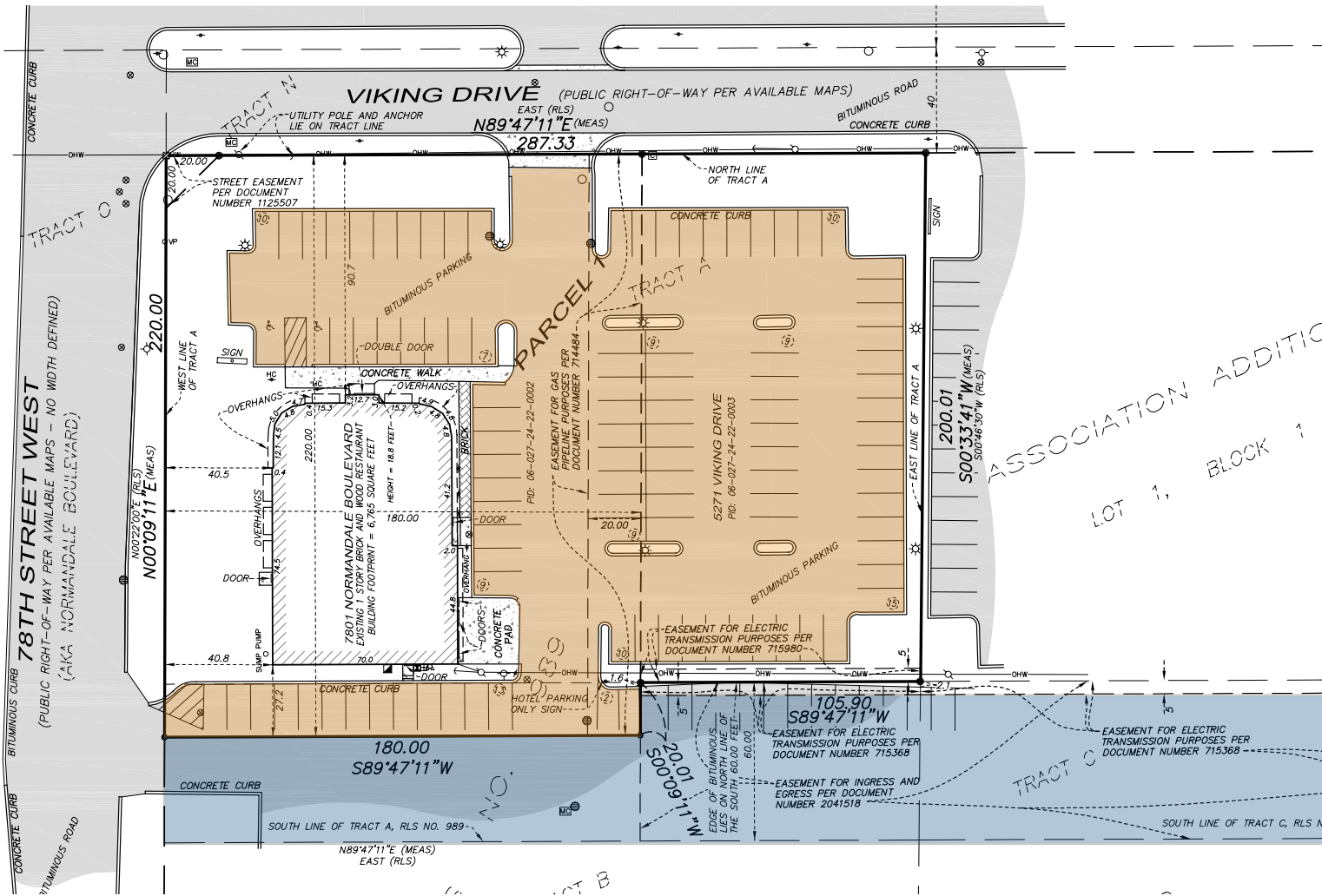
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- 68 Shared Parking Stalls

