



Surrounding Area



Highlights

- *Anchored by Duluth Trading*
- *New Storefronts*
- *Signage on Two Sides of Building*
- *Street Level: 2,400 – 2,560 SF (+ Loading)*
- *Lower Level: ~22,000 SF (+ Loading)*
- *Convenient Parking includes Cross-Easement throughout Oxboro Center*
- *Common Loading - Dock & Drive-In*
- *Hard corner with Signalized Intersection*
- *One Block East of Interstate 35W at 98th Street and Lyndale Avenue.*

Average Daily Traffic Volumes:

▪ I-35W: 97,000 VPD
▪ Lyndale Ave: 10,600 VPD
▪ 98 th Street: 27,000 VPD
▪ Combined: 37,600 VPD

Demographics

Miles	1	3	5
Population	11,655	71,054	200,244
Avg Income (\$)	74,463	84,955	92,263
Households	5,322	30,230	86,372

High Visibility

High Traffic

High Demand

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

9801 Lyndale Avenue S.

Bloomington, MN

FOR LEASE | RETAIL

Year Built / Renovated:

- 1985, 2014
- December 2014 New Roof and New HVAC (RTU's)
- 2018 New Southside Entrances; South Walk Revised 2019

Floors:

- 2

Total Building Rentable Area:

- 44,000 SF

Suites Available:

- 1,949 – 2,400 SF Main Level Retail plus Shared Loading
- ~22,000 SF Lower Level Retail plus Shared Loading

Net Rate (*annual escalations):

- Negotiable Rates
- Annual, NNN

Operating Expenses & Real Estate Taxes:

- \$9.21 per SF, 2024, Estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

Terms of Lease:

- 5 – 10 Years

Parking:

- Convenient Parking with Cross Easement throughout Center

Fire / Life / Safety

- Fully Sprinkled, Wet System

Building & Roof Construction:

- Brick / Block / Steel Truss
- EPDM, New December 2014

HVAC:

- Rooftop Mounted HVAC Units, New December 2014

Utility Services:

- Century Link Fiber Available
- Xcel Energy / Center Point Energy

Electrical:

- 120/208 3 Phase

Zoning:

- B-2, General Commercial – Zoning Update Pending
Neighborhood Commercial

Building Amenities:

- Join Co-Tenants Duluth Trading & Crystal Rock Healing
- All New Storefronts on South Side
- Busy Retail Area with High Traffic & on Public Transit Route
- Building Signage available on Two Sides of Building
- Shared Loading with Dock and Drive-in Access
- Professionally Managed by EFH Realty Advisors, Inc.

Area Amenities:

- Great Hard Corner Location Just 1 Block East of I-35W
- Public Transportation Route plus Orange Line Coming Soon
- Pedestrian Friendly Area with Landscape and Intersection Upgrades Planned
- Close to Employee Base, Restaurants, Retail and Services

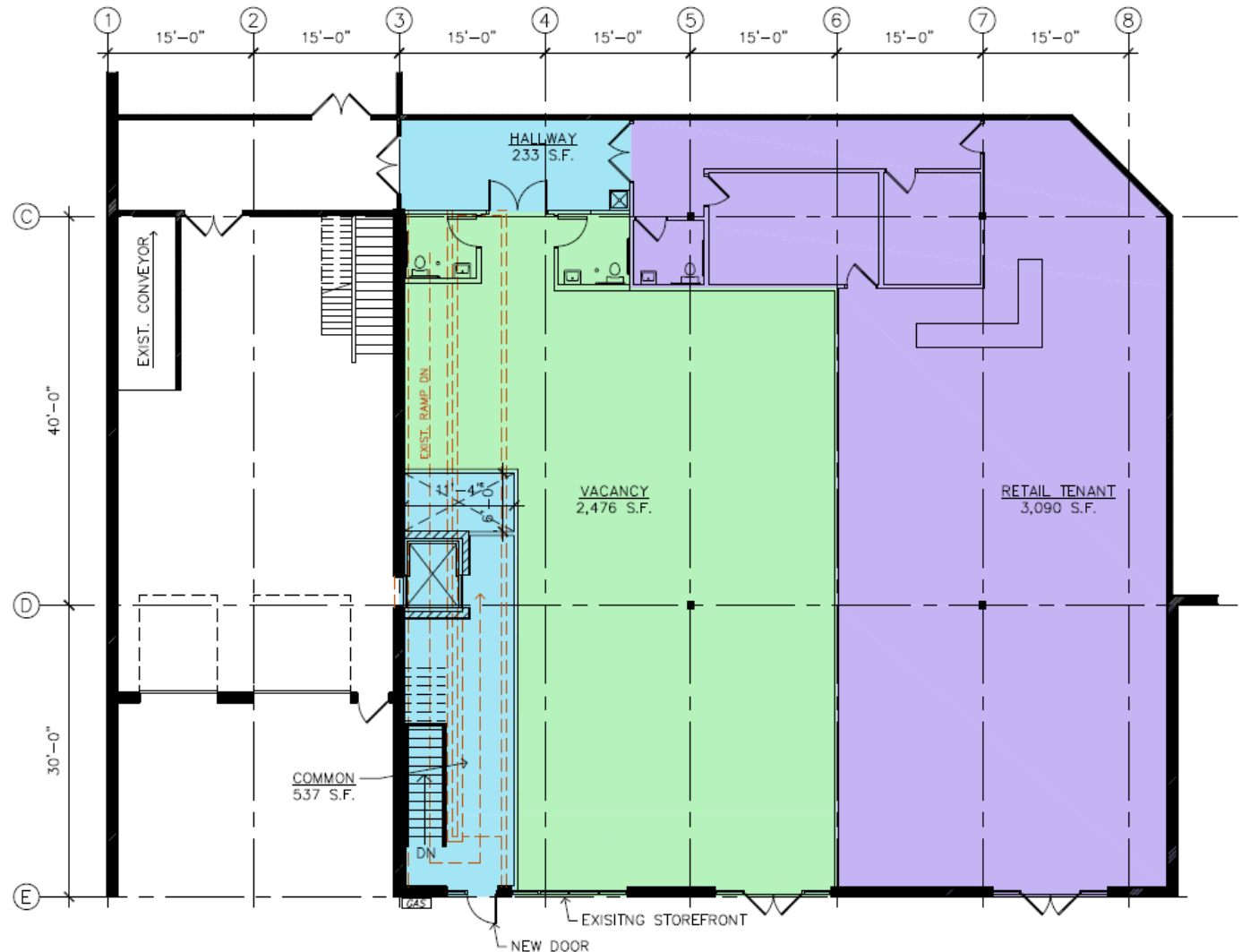


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Main Level Floor Plan

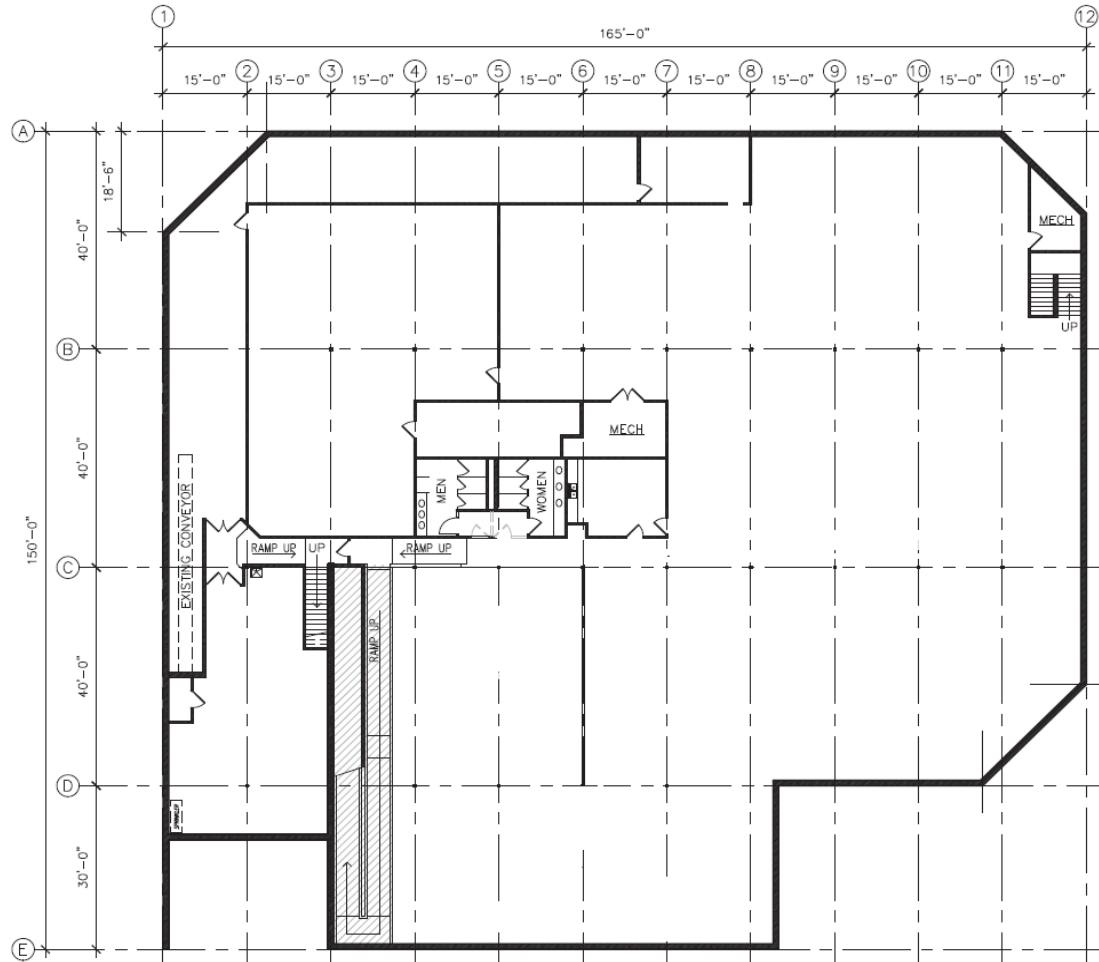


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Lower Level Floor Plan



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Elevation



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