

9801 Lyndale Avenue S.

Bloomington, MN

FOR LEASE | RETAIL



Surrounding Area



Highlights

- **Anchored by Duluth Trading**
- **New Storefronts**
- **Building Signage**
- **Street Level: 2,593 – 5,799 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.**

2024 Average Daily Traffic Volumes:

- I-35W: 98,400 VPD
- Lyndale Ave: 8,000 VPD
- 98th Street: 24,800 VPD
- Combined: 32,800 VPD

Demographics

Miles	1	3	5
Population	23,404	143,030	366,508
Med Income (\$)	77,740	80,949	99,655
Employees	19,498	117,263	295,914

2023 Crexi Demographics

High Visibility

High Traffic

High Demand

For more information, please contact:

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2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

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.

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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:

- 2,593 – 5,799 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:

- \$9.15 per SF, 2025, 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-4 Neighborhood Commercial Allowing for a Multitude of Office, Service, and Retail Opportunities

Building Amenities:

- Join Anchor-Tenants Duluth Trading & Crystal Rock
- All New Storefronts on South Side
- Busy Retail Area with High Traffic & on Public Transit Route
- Building Signage Available
- 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 - Orange Line
- Pedestrian Friendly Area with Landscape and Intersection Upgrades
- Close to Employee Base, Restaurants, Retail and Services

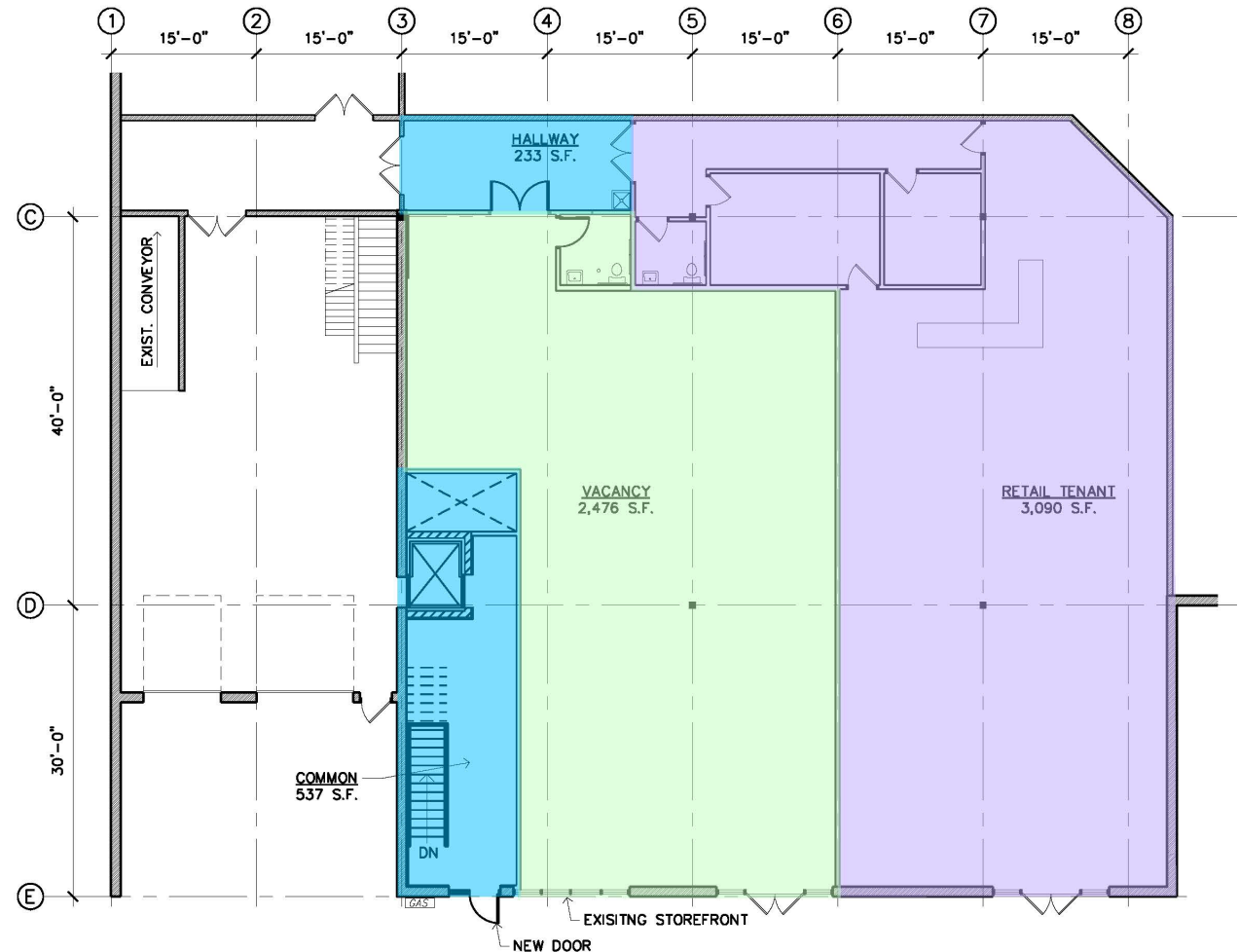


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Main Level Available Space

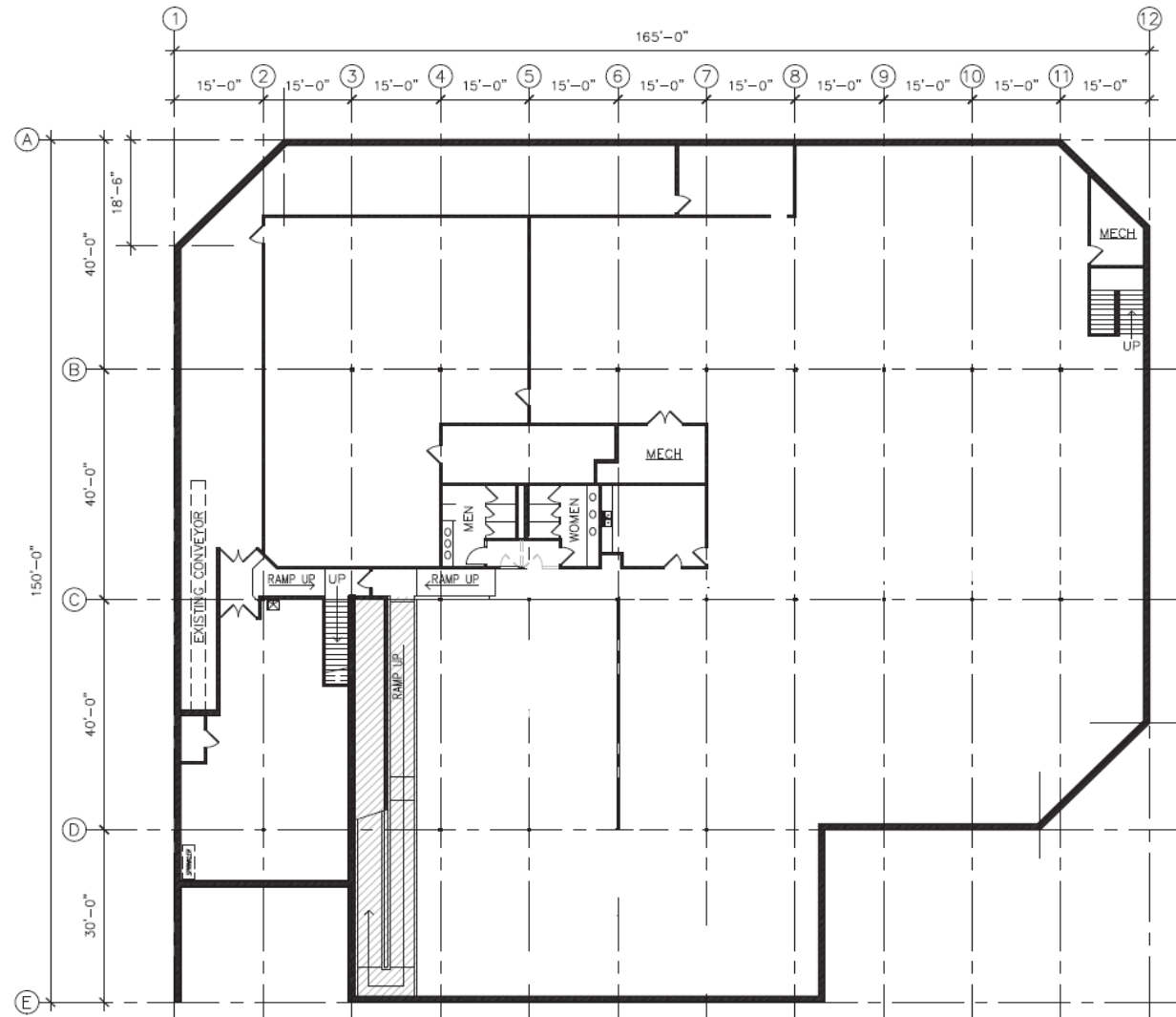


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Lower Level Available Space



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Elevation



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