



## Highlights

- **Join Duluth Trading in Bloomington!**
- **New Storefronts Installed**
- **Signage on Two Sides of Building**
- **Street Level: 1,949 – 2,400 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 98<sup>th</sup> Street and Lyndale Avenue.**

## Surrounding Area



### Average Daily Traffic Volumes:

- I-35W: 97,000 VPD
- Lyndale Ave: 10,600 VPD
- 98<sup>th</sup> 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:

EFH Realty Advisors, Inc.  
952-890-6450

**Susan Whalen**  
susan.whelen@efhco.com  
Broker

**Jodi Walfoort**  
jwalfoort@efhco.com  
Associate Broker



Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com  
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.

# 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:

- \$7.64 per SF, 2021, 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:

- 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

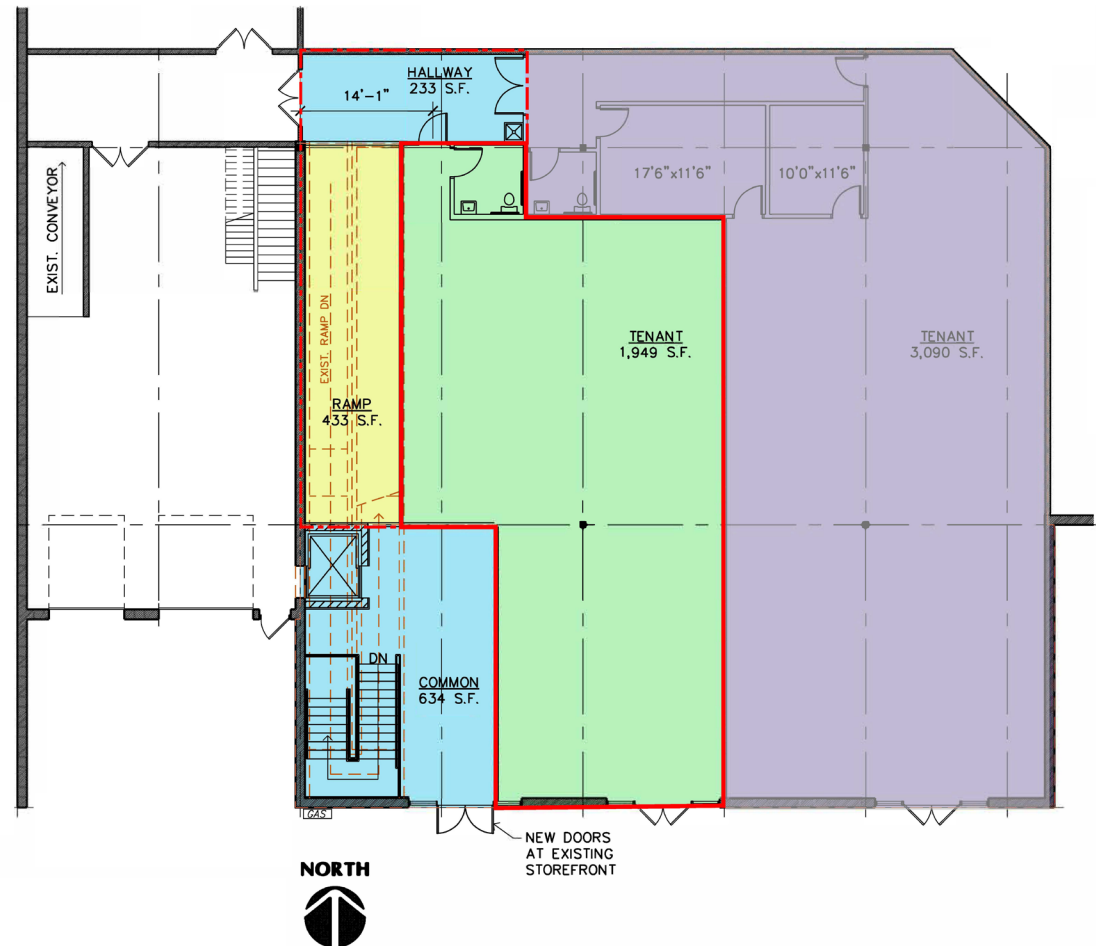


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## Main Level Floor Plan

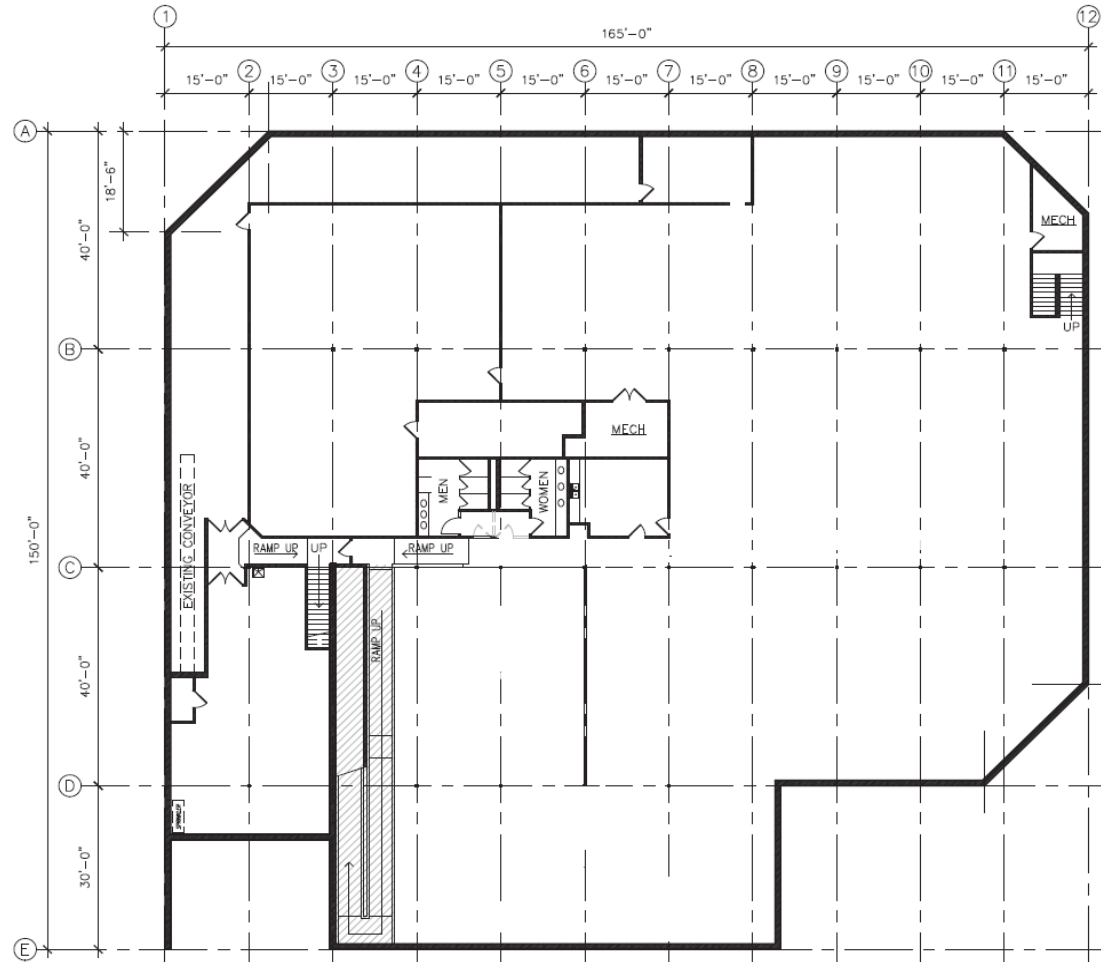


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## Lower Level Floor Plan



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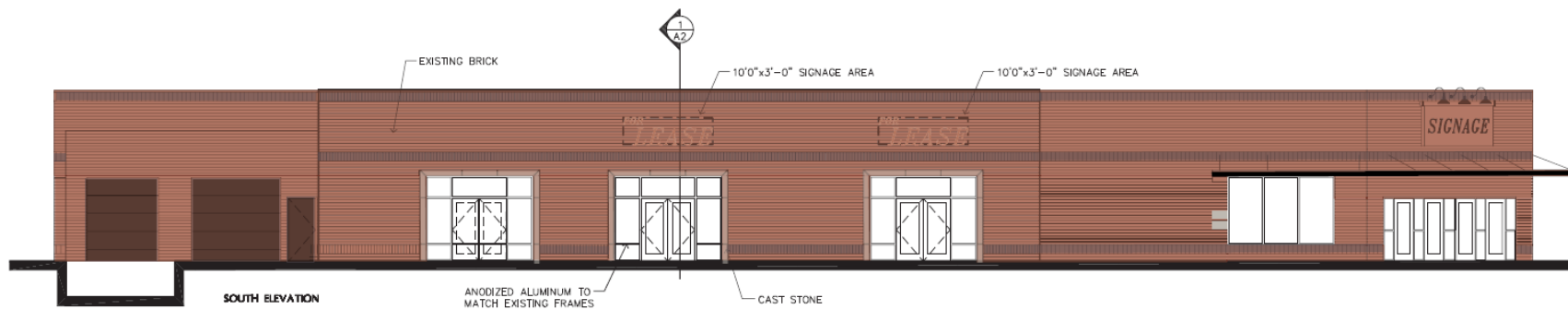
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## Elevation



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