



RETAIL

FOR LEASE
2100 W 82ND 1/2 STREET | BLOOMINGTON, MN

TRANSWESTERN
REALTY RESOURCES
MEMBER



SITE AREA AERIAL

CONTACT

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PROPERTY SUMMARY

LOCATION: 2100 80 1/2 Street W | Bloomington, MN

AVAILABILITY: North Retail: #2240D - 2,035 SF
South Retail: #2105A - 1,522 SF
#2105D - 1,709 SF

CAM + TAX: North Retail: \$18.45 PSF
South Retail: \$12.17 PSF
(2025 est.)

TRAFFIC COUNTS: 23,641 vpd on Penn Ave
19,500 vpd on American Blvd W
130,048 vpd on I-494

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	12,536	110,240	232,220
DAYTIME POPULATION	24,145	157,664	288,995
MEDIAN HH INCOME	\$104,286	\$112,480	\$143,133

* Sources: ESRI 2022 est & MN Dept of Transportation 2021 Study avgs are per day total cars

COMMENTS

- Fresh Thyme anchored mixed-use development
- Located in a high-traffic area of Bloomington
- Surrounded by several national & local retailers
- Strong residential population
- Endcap/inline opportunities available for retail and service-related tenants

CO-TENANTS



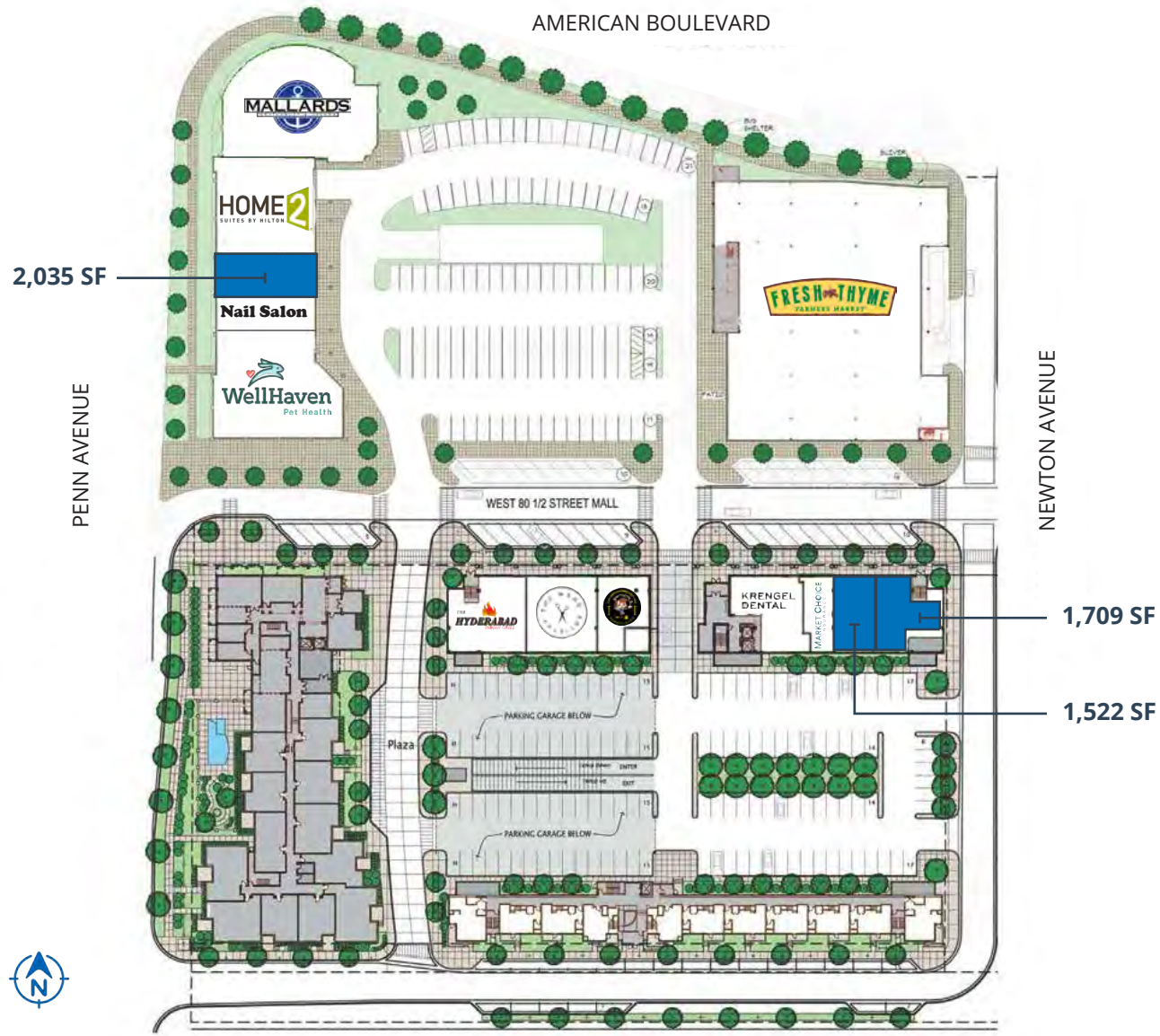
NEIGHBORHOOD TENANTS



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PROPERTY SITE PLAN



PennAmerican

HIGHLIGHTS

Grocery and Hotel anchored mixed-use development

212 apartments and 22 town homes

Located in a high-traffic area

Surrounded by several national and local retailers

Endcap and inline opportunities available for retail and service tenants

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NORTH RETAIL BUILDING PLAN

PennAamerican



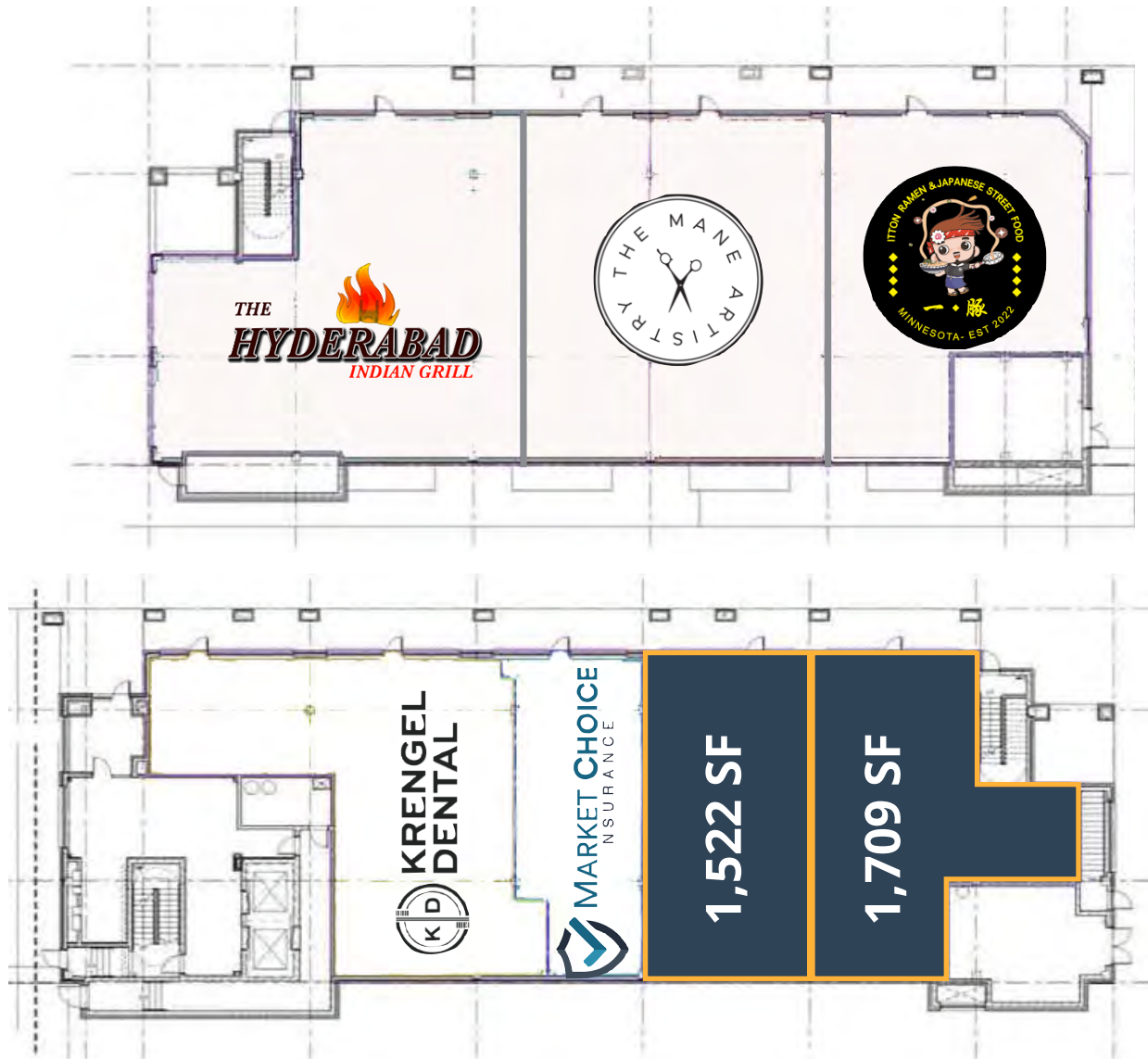
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SOUTH RETAIL BUILDING PLAN

PennAmerican



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BUILDING PHOTOS

PennAamerican



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