

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

- Sale: \$4,750,000
- 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

6,765 sf restaurant is available June 30, 2019. 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



CONTACT

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SITE PLAN

7801 NORMANDALE BLVD

BLOOMINGTON, MN

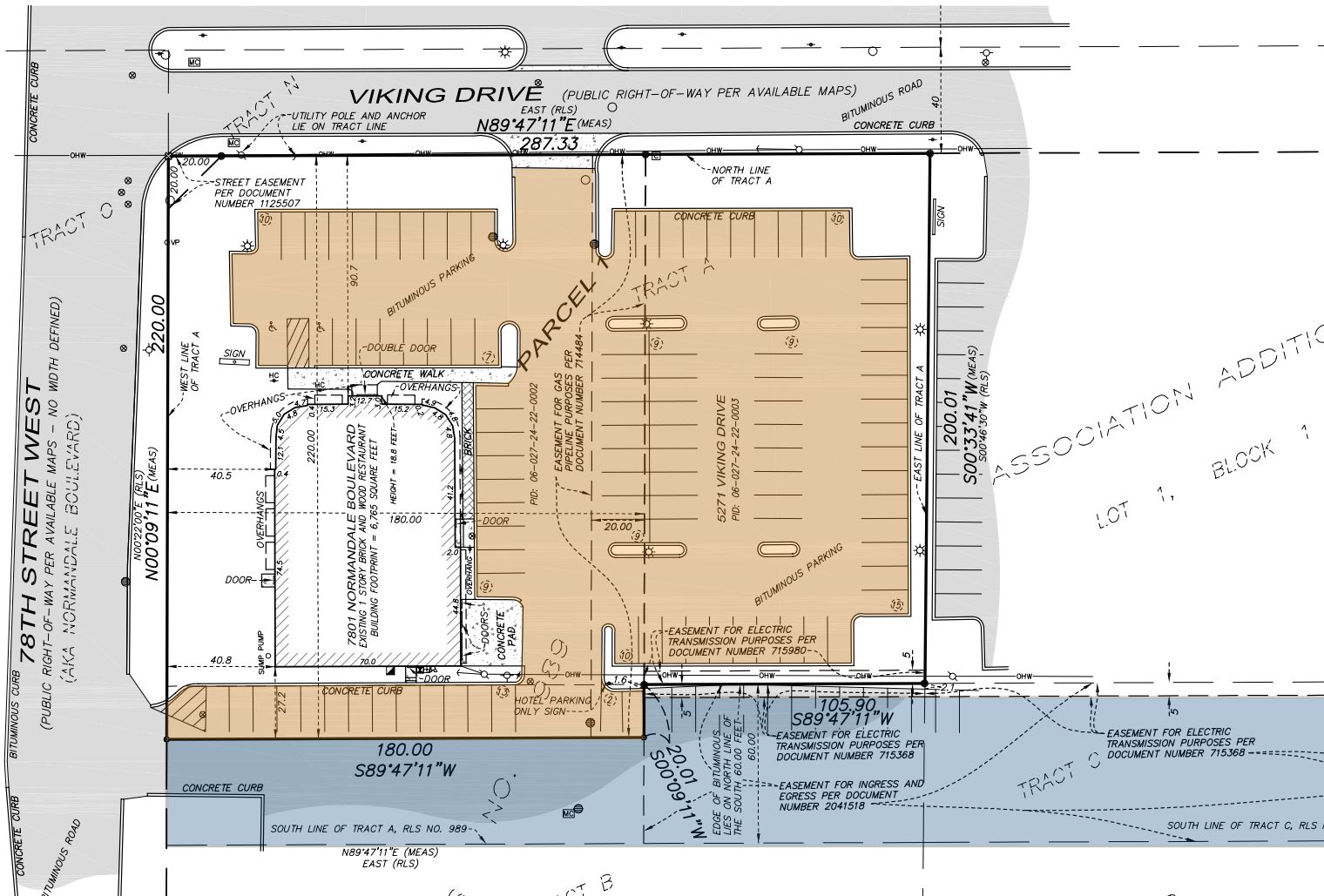
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101 On-Site Parking Stalls

68 Shared Parking Stalls