

RETAIL FOR LEASE

# TOWN & COUNTRY CENTER

7812 Portland Avenue South | Bloomington, MN 55420



TRANSWESTERN

REAL ESTATE  
SERVICES





# OVERVIEW



## PROPERTY INFORMATION

- Location: SWQ I-494 & Portland Ave | Bloomington
- Description: Neighborhood retail center with great visibility and easy access to I-494
- Building GLA: 41,539 sf
- Parking: 225 spaces



## AVAILABLE

- 2,100 sf | Suite 7840 (60 day notice)
- 2,800 sf | Suite 7822 (60 day notice)
- 1,400 sf | Suite 7820
- 11,411sf | Suite 7810 (90 day notice)

## 2020 EST CAM/TAX

- \$8.04 psf



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	8,684	76,807	180,390
Median HH Income	\$56,661	\$77,300	\$85,168
Average HH Income	\$77,604	\$97,649	\$108,230

*\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



## TRAFFIC COUNTS

- 9,100 vpd Portland Avenue
- 18,700 vpd American Boulevard
- 126,000 vpd I-494



## CENTER TENANTS



## AREA TENANTS

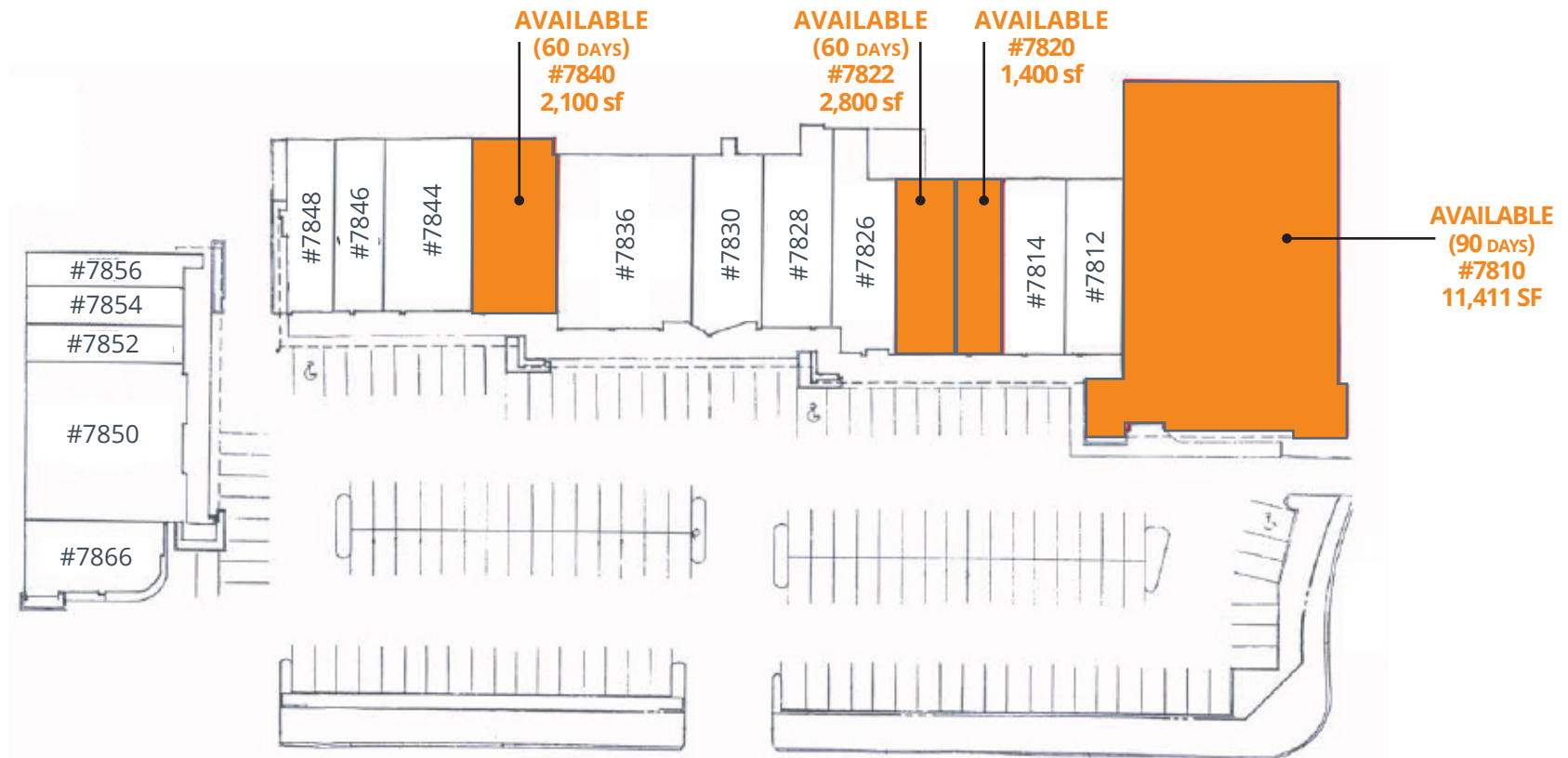


# OVERALL SITE PLAN

## Town & Country Shopping Center



Member of:  
**REALTY**  
**RESOURCES**



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
7810	AVAILABLE - 90 DAYS (currently occupied)	11,411 SF	7830	Pizza Gallery	1,400 SF	7856	Center Space	900 SF
7812	Fantasy House Gifts	1,400 SF	7836	TBS Mart	4,200 SF	7854	Taps Barbershop	900 SF
7814	Kobab's	1,400 SF	7840	AVAILABLE - 60 DAYS	2,100 SF	7852	Jackson Hewitt Tax	900 SF
7820	AVAILABLE	1,400 SF	7844	Pizza Hut	2,100 SF	7850	Otto's Liquor	3,600 SF
7822	AVAILABLE - 60 DAYS	2,800 SF	7846	Cricket Wireless	1,400 SF	7866	Subway	1,428 SF
7828	India Cafe	1,400 SF	7848	Super Cash	14,00 SF			

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