

TOWN & COUNTRY CENTER

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)
- 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

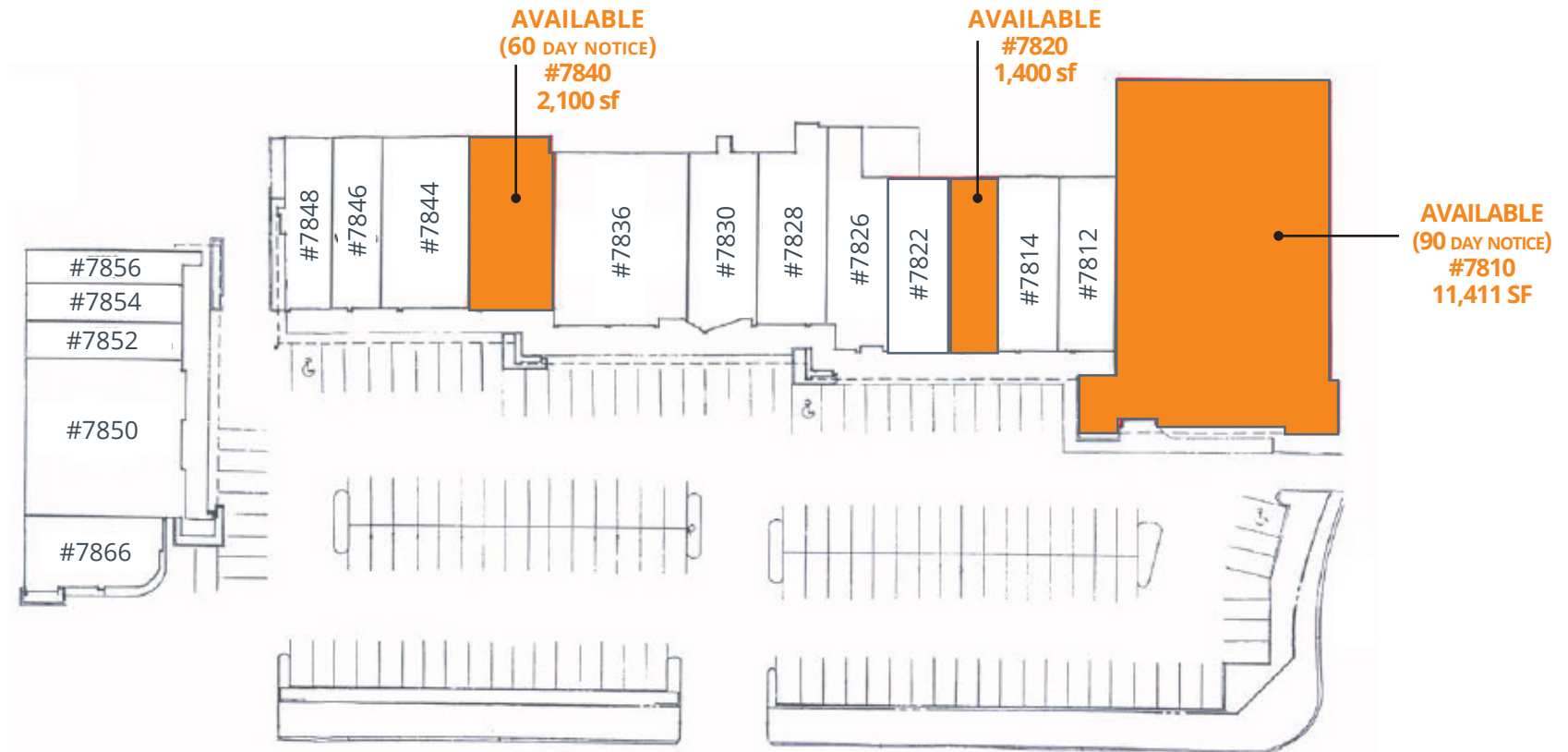


OVERALL SITE PLAN

Town & Country Shopping Center



Member of:
REALTY
RESOURCES



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
7810	AVAILABLE - 90 DAYS	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	---	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	El Mariachi	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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