

RETAIL FOR LEASE

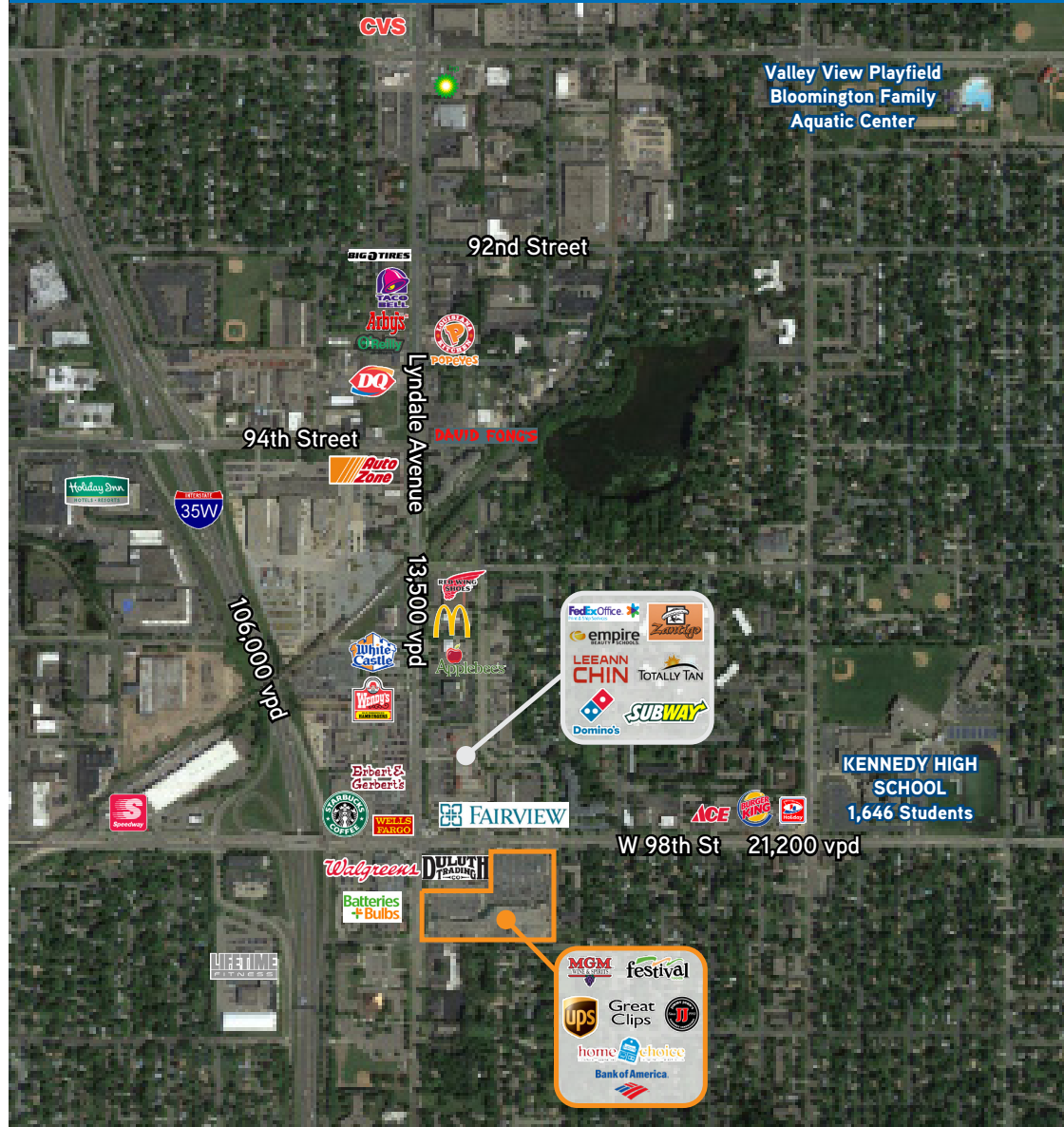
# OXBORO SQUARE

SEC 98th St & Lyndale | Bloomington, MN



TRANSWESTERN

REAL ESTATE  
SERVICES



# OVERVIEW



## PROPERTY INFORMATION

- Location: 401 - 653 98th St W | Bloomington
- Building GLA: 95,592 sf
- Year Built: 1986
- Rental Rates: Negotiable



## AVAILABLE

- 1,675 SF New Construction - Available Fall 2021

## 2021 EST CAM/TAX

- \$9.00 psf  
(\$5.15 psf CAM/Ins. + \$3.85 psf Taxes)



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	11,173	72,790	198,260
Median HH Income	\$48,159	\$54,488	\$60,443
Average HH Income	\$58,711	\$69,815	\$78,985

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



## TRAFFIC COUNTS

- 13,500 vpd on Lyndale Ave
- 21,200 vpd on 98th St



## CENTER TENANTS



## AREA TENANTS



## COMMENTS

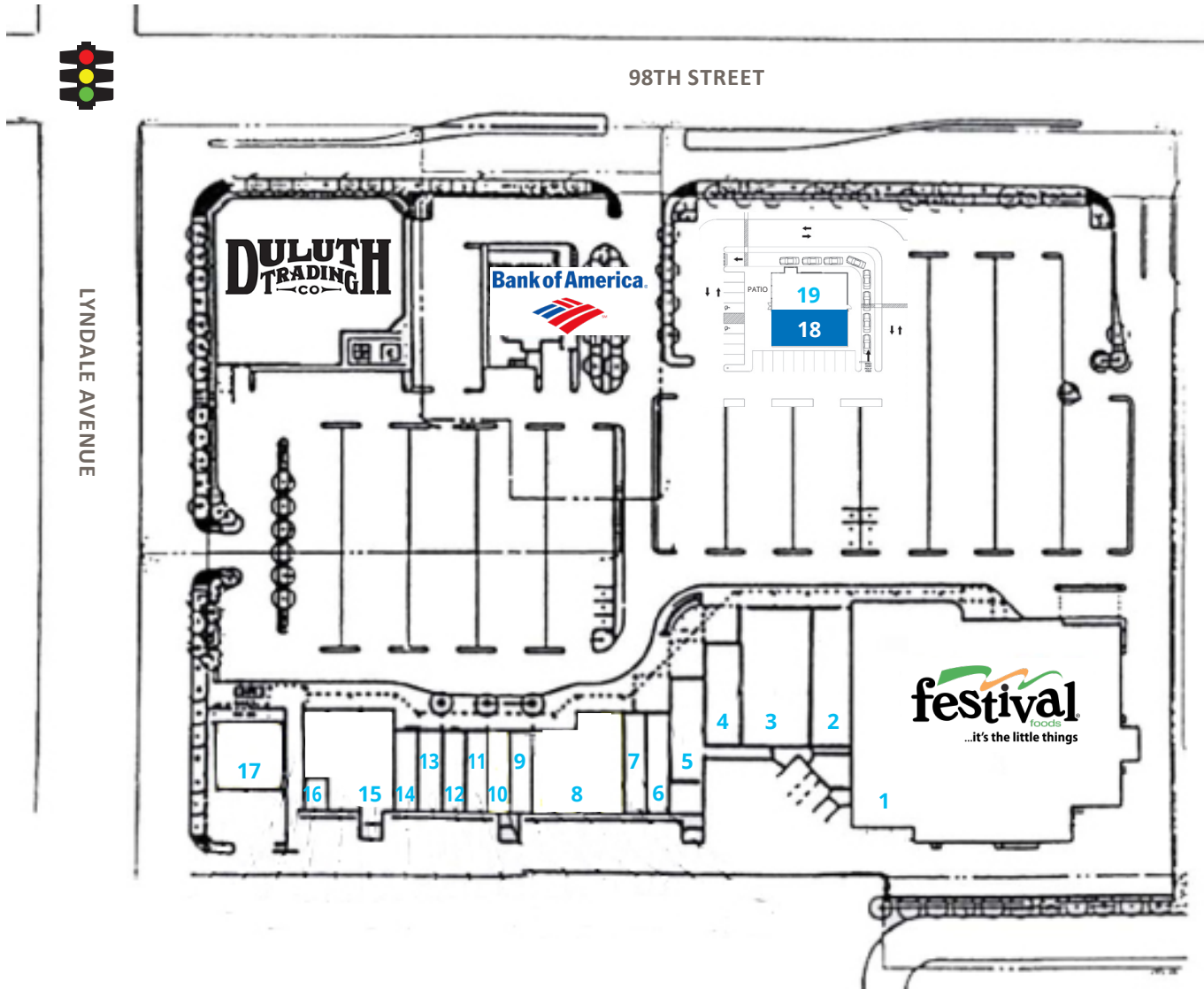
- Oxboro Square is located at East Bloomington's main intersection of Lyndale Avenue and 98th Street with full access from I-35W. The combination of great co-tenancy, convenient location, and high traffic counts make this center a strong contender for any retailer.

# OVERALL SITE PLAN

## Oxboro Square



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SUITE	TENANT	SITE
1	Festival Foods	46,882 sf
2	American Red Cross	4,800 sf
3	Bloomington Drug	7,200 sf
4	Aroma Indian Cuisine	2,700 sf
5	Umbria Pizza	2,700 sf
6	Dental	2,250 sf
7	Nail Salon	1,350 sf
8	Home Choice	6,640 sf
9	Great Clips	1,500 sf
10	Ace Cash Express	1,520 sf
11	Jimmy John's	1,520 sf
12	Gold Guys	1,520 sf
13	H&R Block	1,520 sf
14	Golden Wok	1,520 sf
15	MGM Liquor	6,600 sf
16	Roberto's Tailoring	600 sf
17	Jackson Medical	3,000 sf
18	<b>AVAILABLE</b>	<b>1,675 sf</b>
19	National QSR	2,325 sf



# OUTLOT BUILDING SITE PLAN

Oxboro Square



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