

RETAIL FOR LEASE

OXBORO PLAZA

NEC 98th St & Lyndale | Bloomington, MN



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

- Location: 9703 - 9749 Lyndale Ave | Bloomington
- Building GLA: 40,000 sf
- Year Built: 1987



AVAILABLE

- 1,369 sf | Suite 9701

2020 EST CAM/TAX

- \$9.00 psf
(\$3.33 psf CAM/Ins. + \$5.67 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

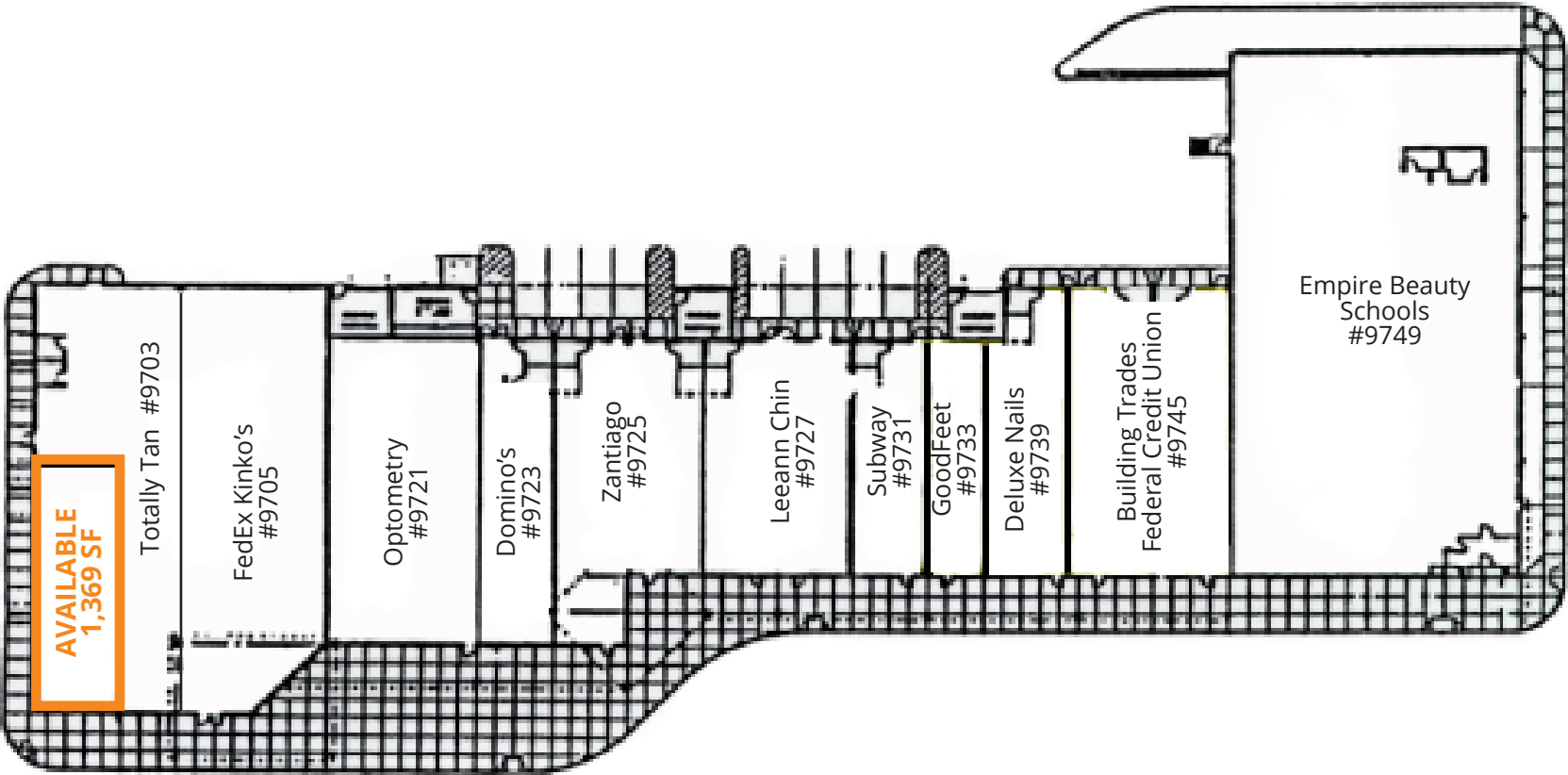


COMMENTS

- This established neighborhood retail center features FedEx, Kinko's, and Leann Chin and offers an exceptional mix of traffic-driving tenants. Conveniently located at the corner of Lyndale Avenue and West 98th Street, with great visibility to a combined 42,000 cars per day.

OVERALL SITE PLAN

Oxboro Plaza



LYNDALE AVENUE

Oxboro Medical Center