

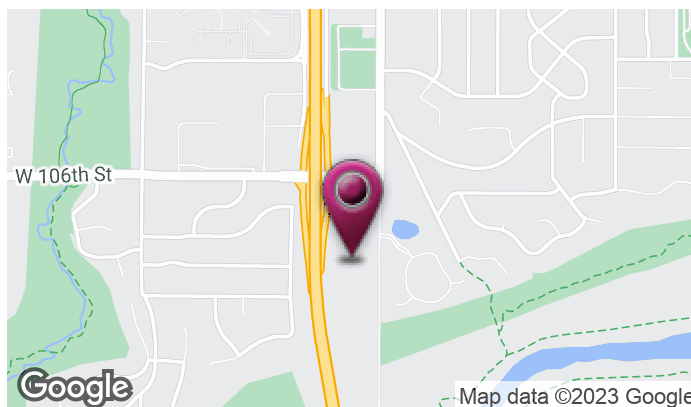
10740 LYNDALE AVENUE SOUTH, BLOOMINGTON, MN 55420

**FOR LEASE**



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.25-\$18.25 SF/yr Gross
<b>Lot Size:</b>	3.26 Acres
<b>Year Built:</b>	1980
<b>Building Size:</b>	42,000 SF
<b>Renovated:</b>	2014
<b>Zoning:</b>	C-4



- Located off 35W and 107th Street exit (near I-494)
- Close proximity to Richfield, Burnsville, Edina, and Minneapolis
- Free Wi-Fi
- Ample free parking is available
- Custom build-outs available

### JGM PROPERTIES

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

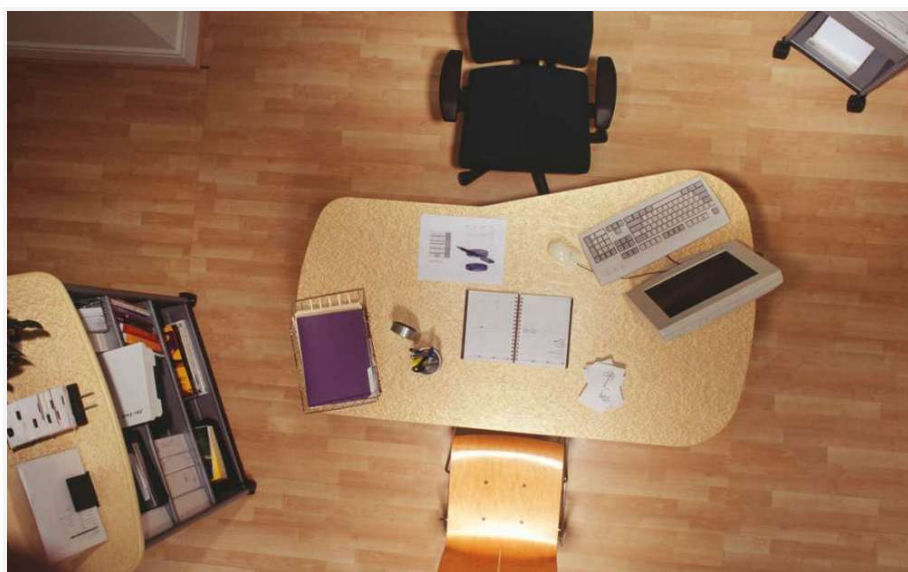
For More Information Contact:

**ELI RUSSELL**  
612.290.1037

elir@jgmproperties.com

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## PROPERTY OVERVIEW

This property offers office space for lease from 500-5,000 square feet. Options to combine office + warehouse space are also available.

The office space options have direct entry. The building also has free Wi-Fi.

## LOCATION OVERVIEW

This building is located off of the easily accessible 35W & the 106th Street Exit in Bloomington. Any true Minnesotan knows what it means to have an address on "Lyndale Avenue South", and this property is no exception, located at 10740 Lyndale Avenue South in Bloomington MN.

## PROPERTY HIGHLIGHTS

Located off 107th & Lyndale Avenue South (on the corner of 106th Street & 35W)

Ample parking available

Custom built outs available

Free Wi-Fi



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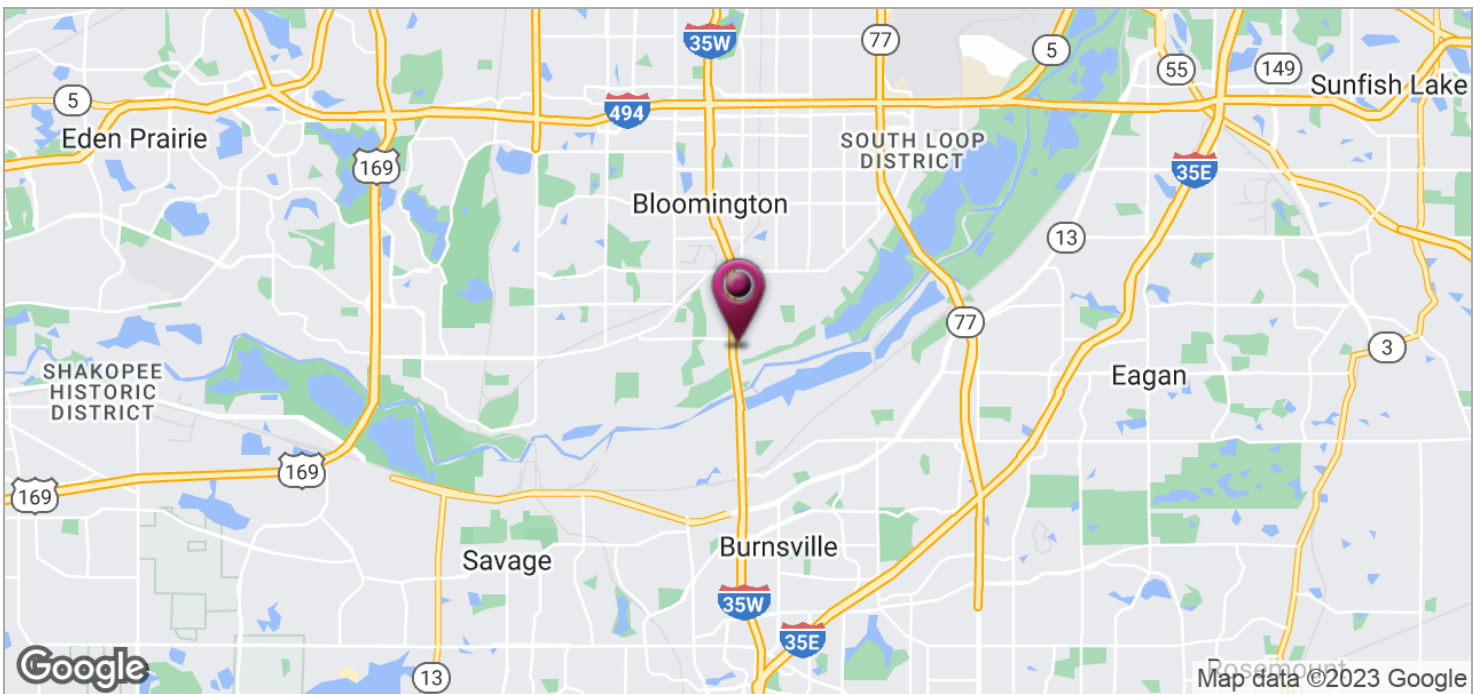
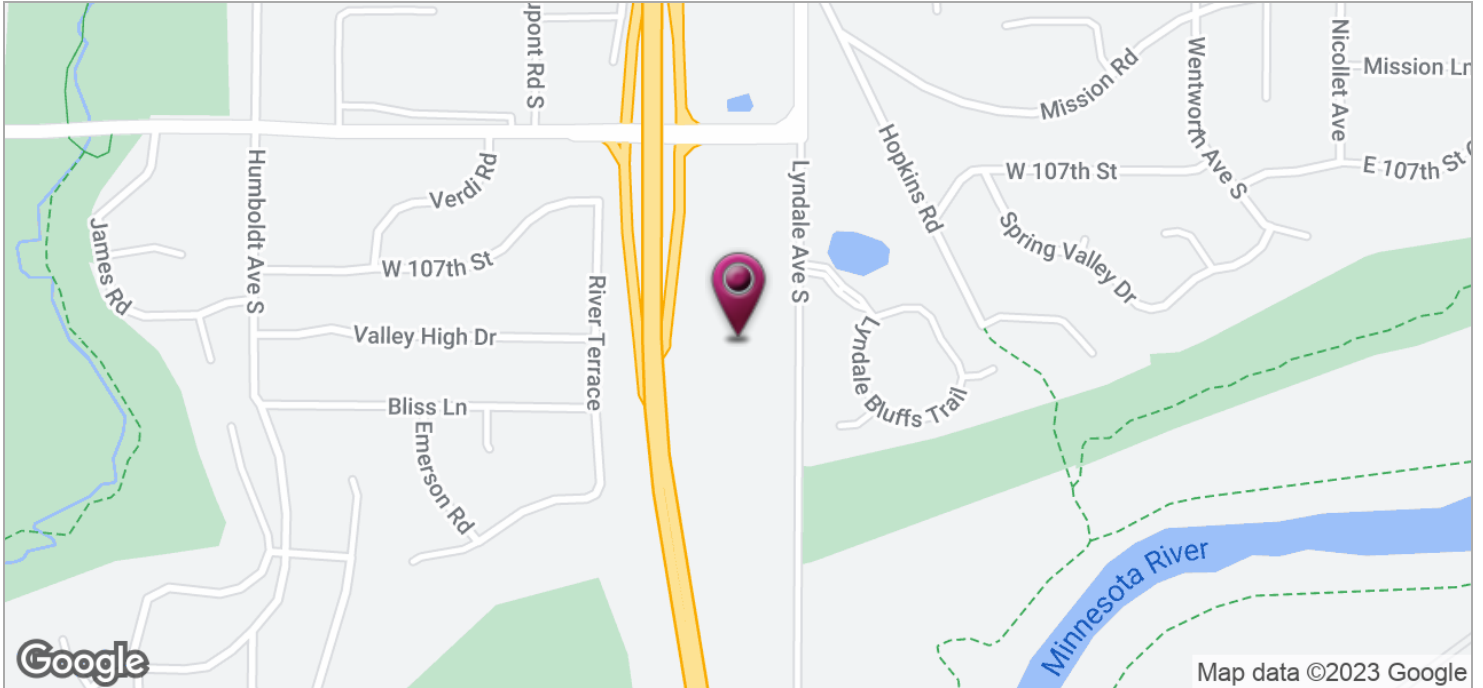
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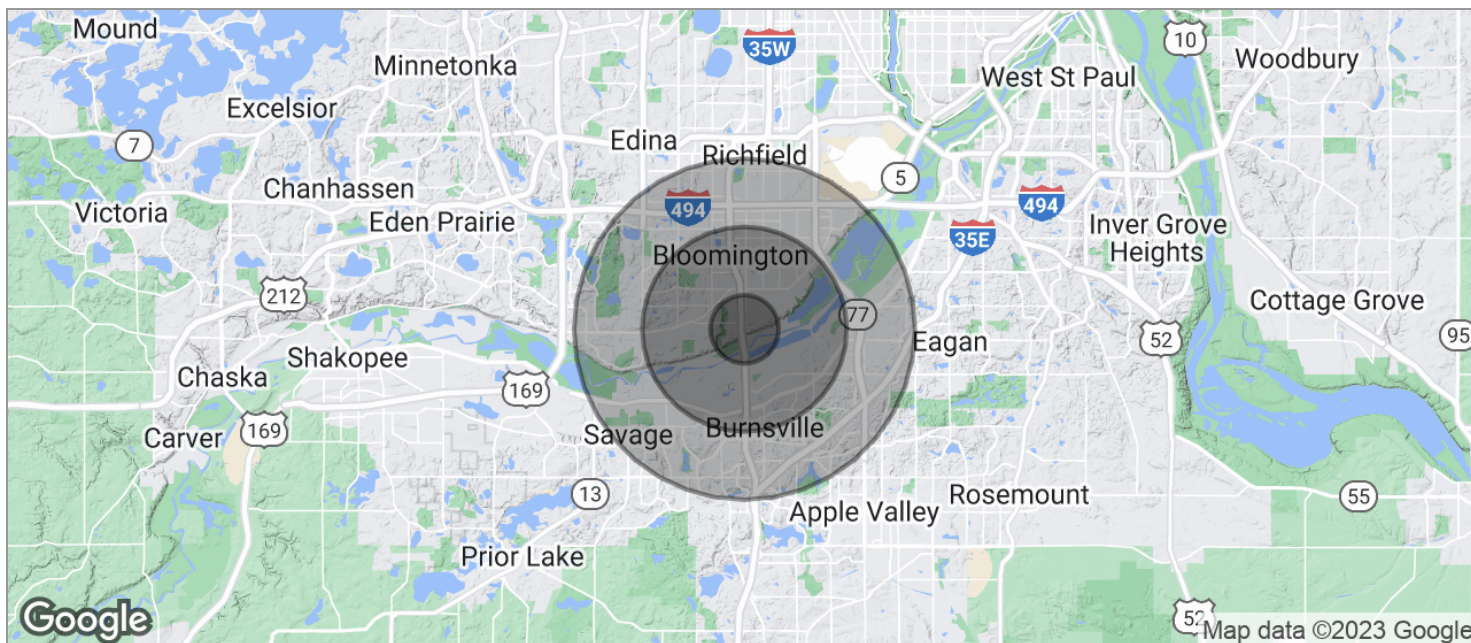
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,102	58,060	197,677
MEDIAN AGE	41.1	40.2	38.8
MEDIAN AGE (MALE)	40.4	38.3	37.3
MEDIAN AGE (FEMALE)	41.0	41.6	40.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,142	25,324	84,514
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$74,342	\$68,470	\$70,926
AVERAGE HOUSE VALUE	\$266,225	\$252,789	\$251,336

\* Demographic data derived from 2020 ACS - US Census

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