

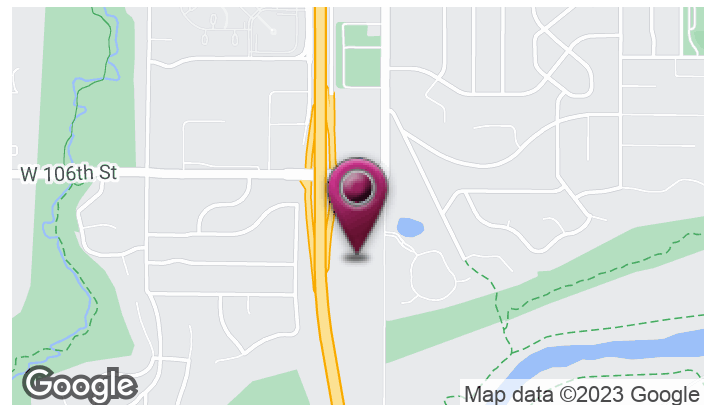
10740 LYNDALE AVENUE SOUTH, BLOOMINGTON, MN 55420

FOR LEASE



OFFERING SUMMARY

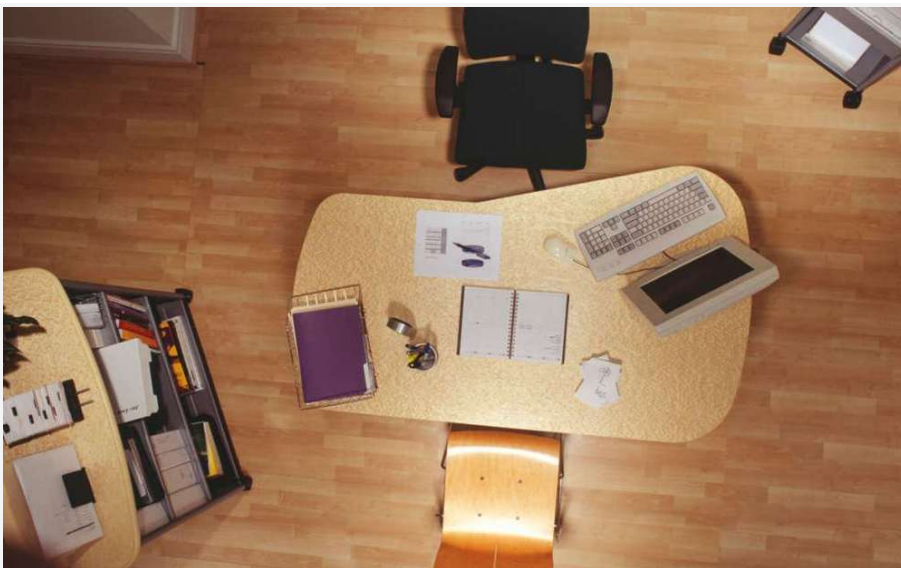
Lease Rate:	\$17.50-\$19.50 SF/yr MG
Lot Size:	3.26 Acres
Year Built:	1980
Building Size:	42,000 SF
Renovated:	2014
Zoning:	C-4



- 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

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FOR LEASE



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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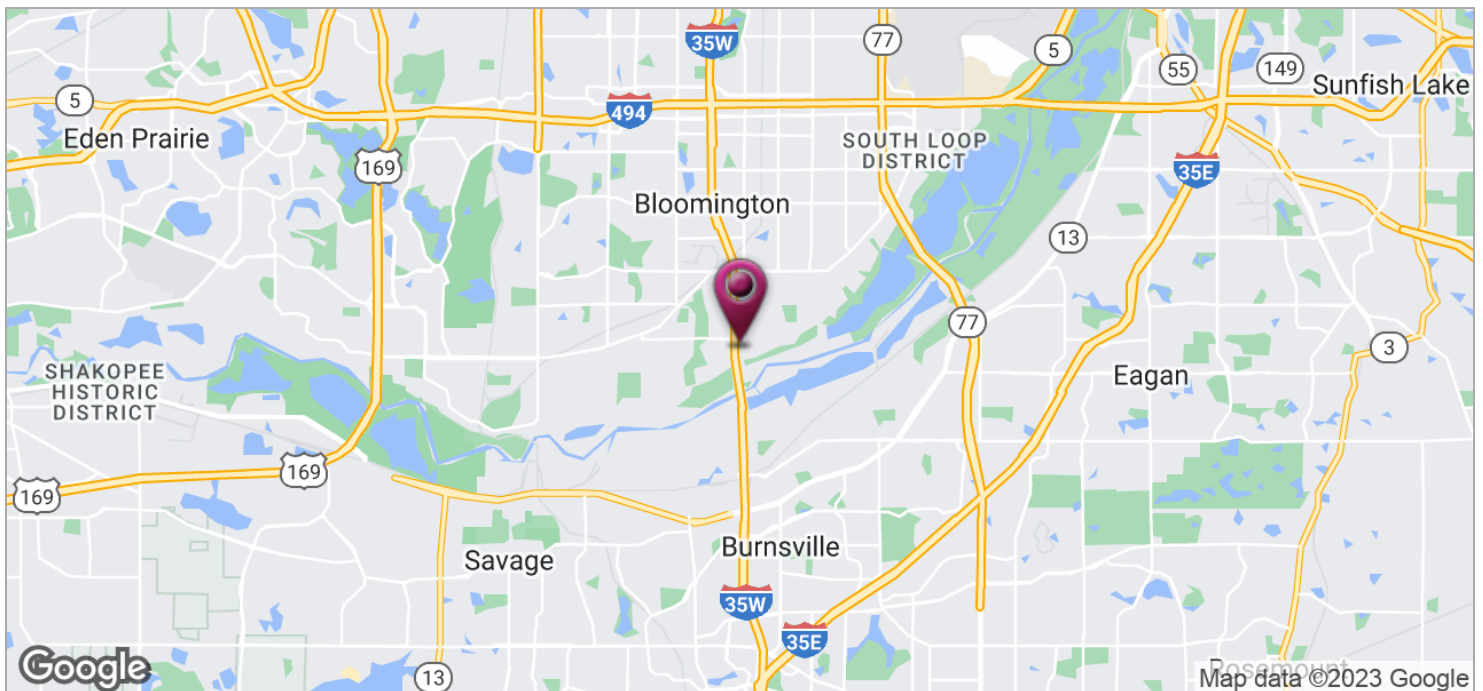
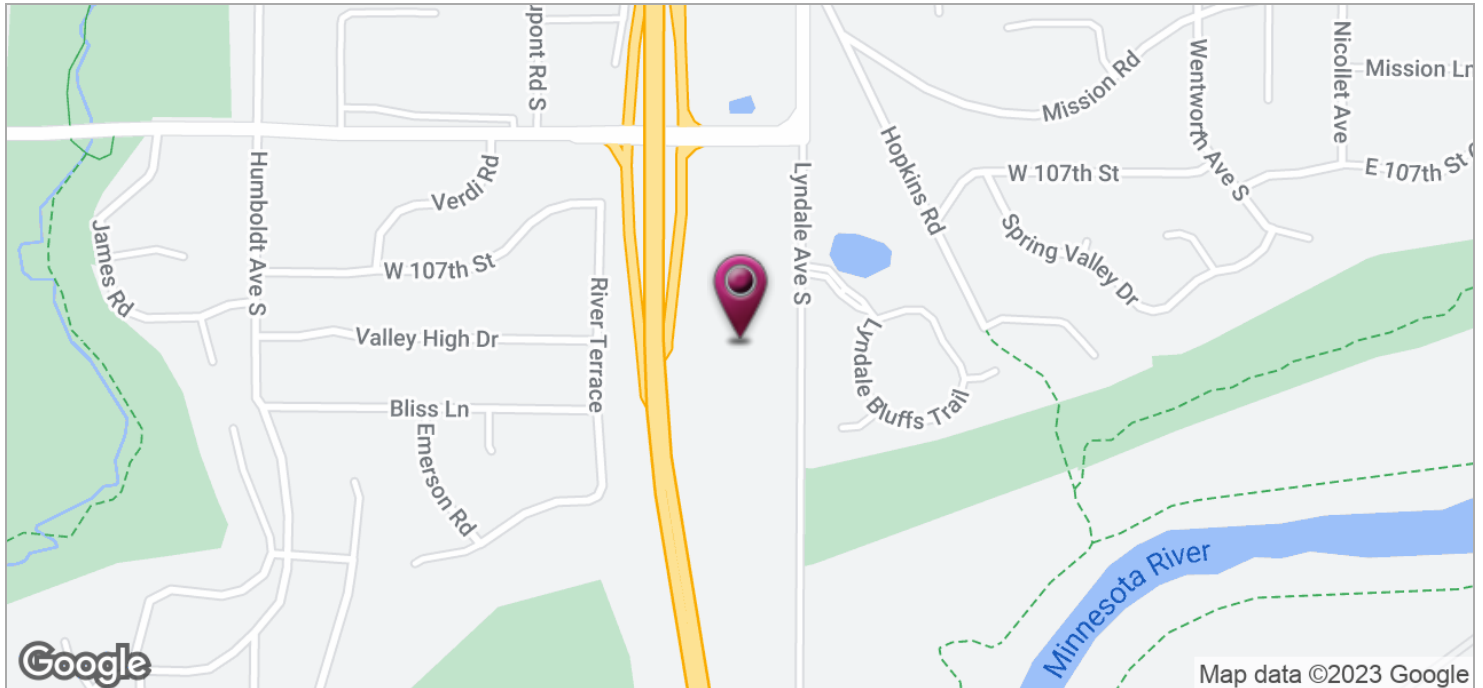
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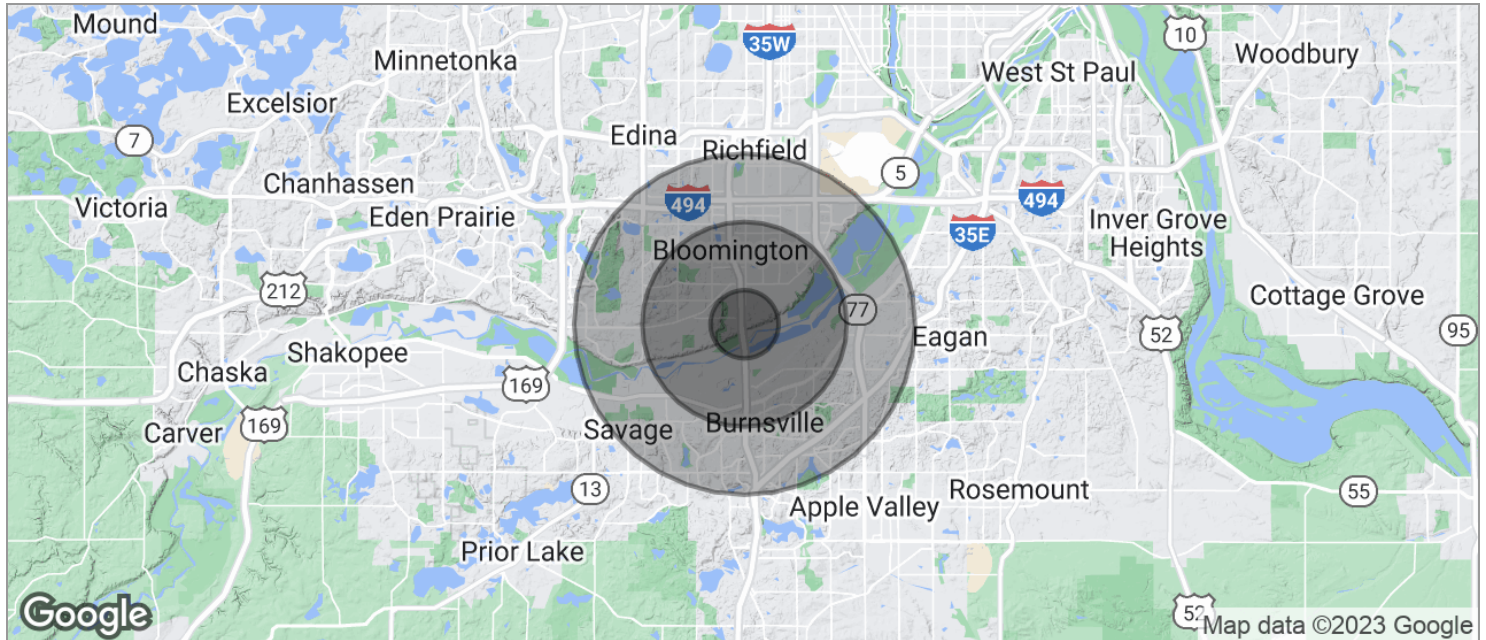
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,102	58,060	197,677
MEDIAN AGE	41.1	40.2	38.8
MEDIAN AGE (MALE)	40.4	38.3	37.3
MEDIAN AGE (FEMALE)	41.0	41.6	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,142	25,324	84,514
# 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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