

AMSDEN RIDGE

9330-9360 ENSIGN AVENUE SOUTH, BLOOMINGTON, MN 55438

RETAIL/OFFICE
FOR LEASE



OFFERING SUMMARY

AVAILABLE: Suite 9356
1,520 SF up to 3,820 SF

LEASE RATE: Negotiable

TAX/CAM: \$10.02 PSF (2026)

SIGNAGE: Monument, Pylon,
and Building

PARKING: 158 Spaces, Surface Lot

CROSS STREET: Bloomington Ferry Road

PROPERTY OVERVIEW

Amsden Ridge is located just east of Hwy 169 at Anderson Lakes Parkway offering valuable exposure in one of the busier segments of Bloomington. This retail center benefits from a strong mix of tenants and foot traffic, freeway visibility, signage, and accessibility to major transportation routes.

Ample on-site parking is available for both tenants and visitors, ensuring ease of access. The building is also accessible by public transportation, further increasing convenience for employees and clients.

Area businesses include McDonald's, Speedway, Thai Pepper, Cheers Wine & Spirits, Jerry's Foods, El Loro Mexican Grill, BMO Harris, and Government Offices.

PROPERTY HIGHLIGHTS

- Signage Opportunities Available
- Easy access to Highway 169
- Flexible Floor Plans Can Accommodate Diverse Business Needs



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



SUITE 9356:

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1,520 SF up to 3,820 SF

SUITE 9356:

3,820 SF

Available 12/01/2026

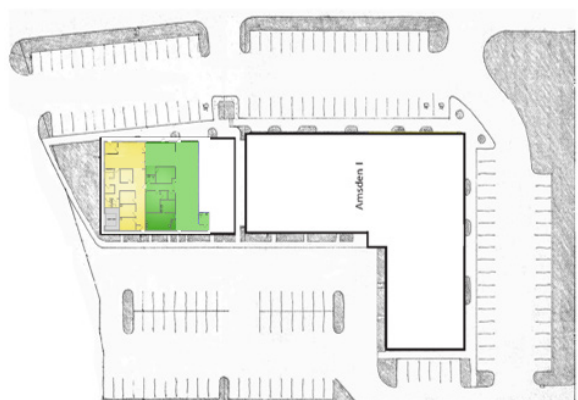
Suites may be divided

SUITE 9356-A:

2,300 SF

SUITE 9356-B:

1,520 SF



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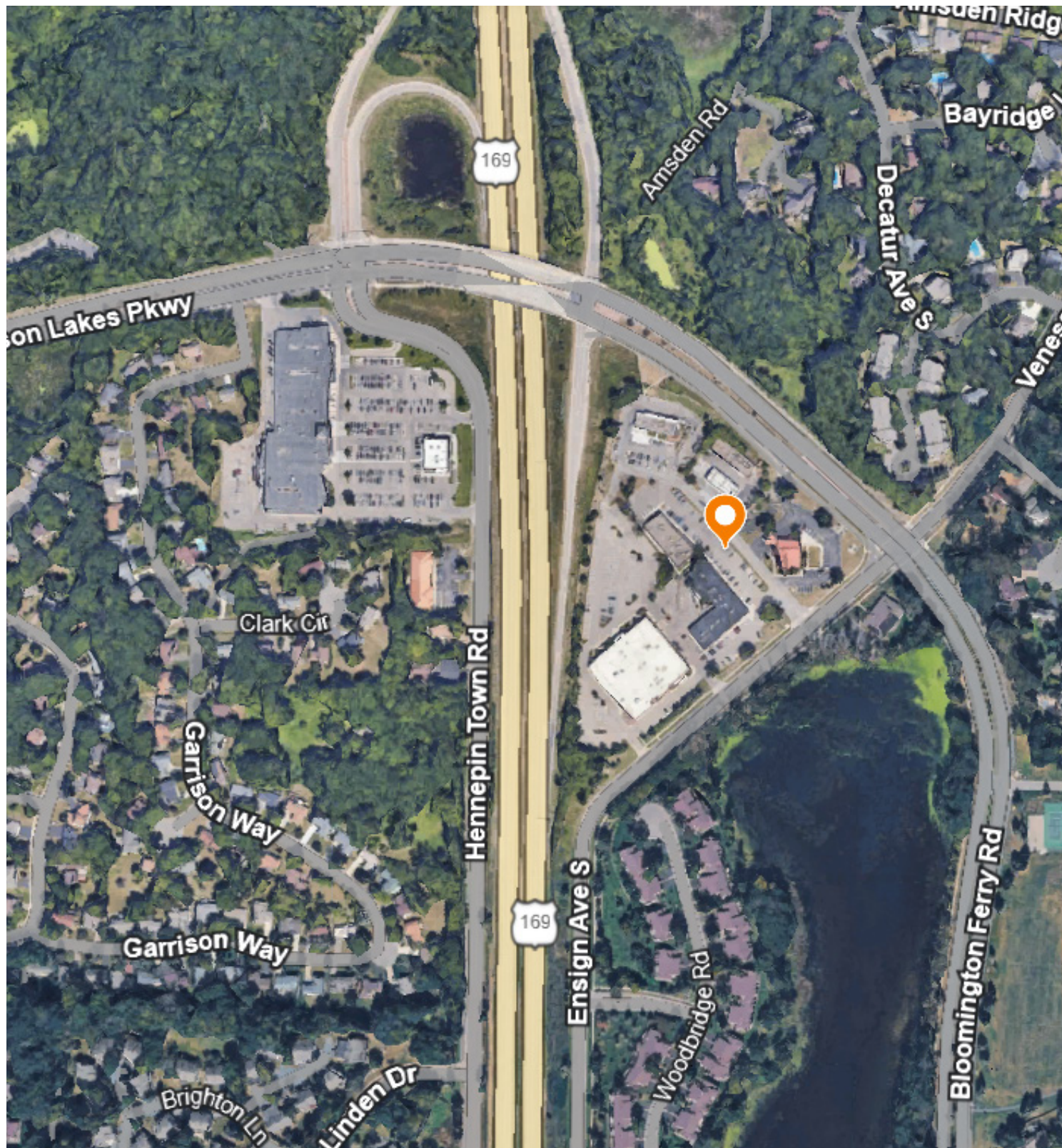
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AERIAL MAP

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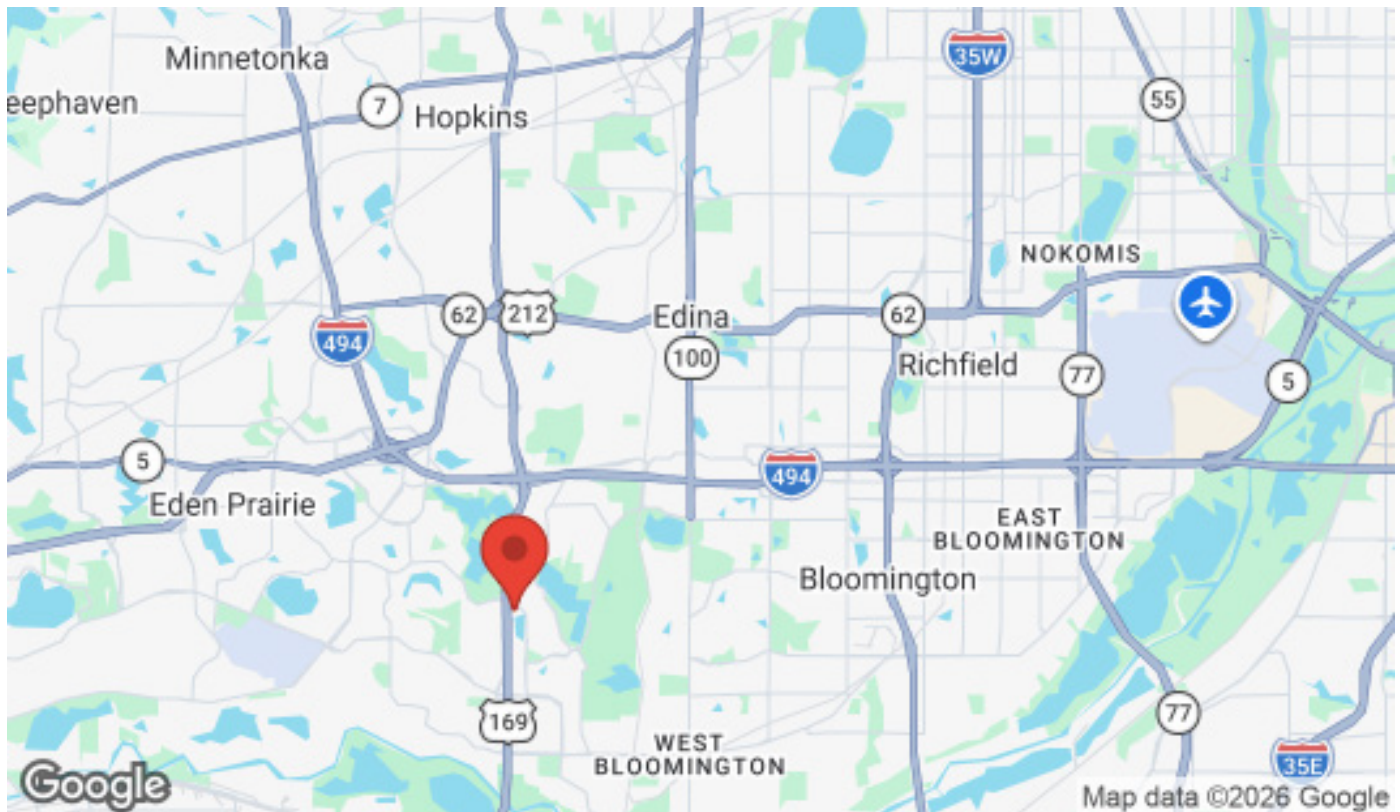
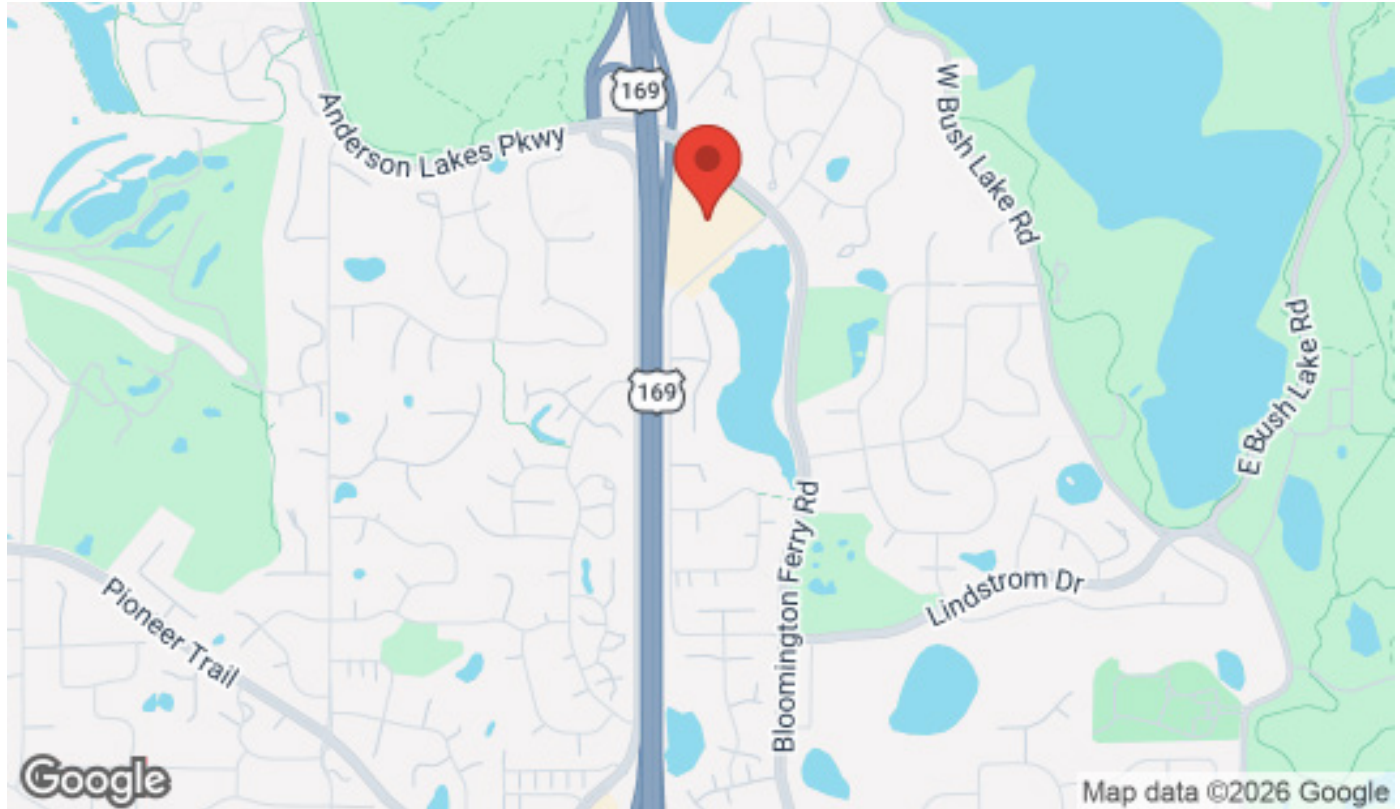
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LOCATION MAPS

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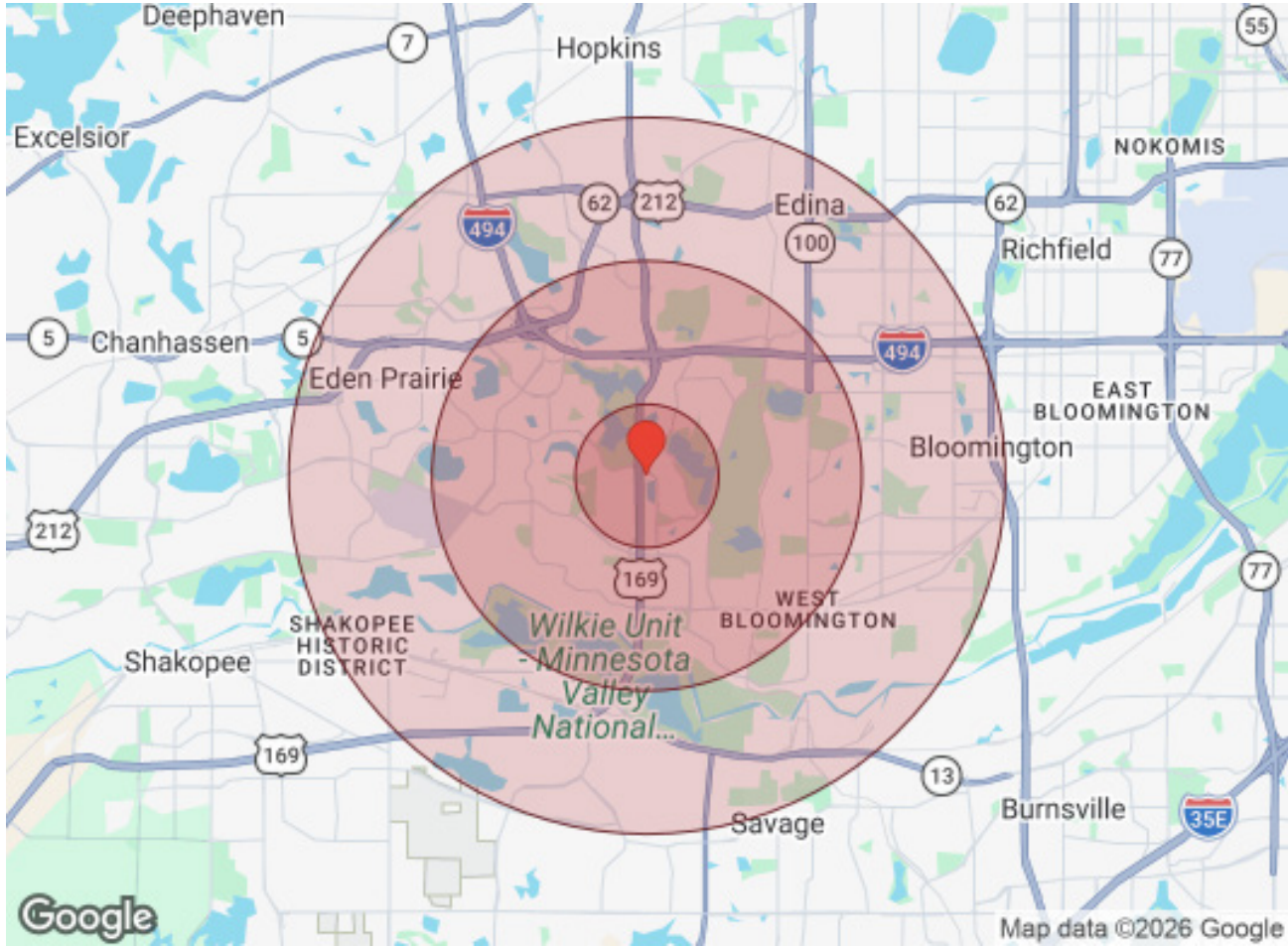
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DEMOGRAPHICS

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AMSDEN RIDGE



Population	1 Mile	3 Miles	5 Miles
Male	3,083	25,730	71,635
Female	3,287	27,691	76,303
Total Population	6,370	53,421	147,938

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	948	8,746	26,206
Ages 15-24	754	6,358	18,320
Ages 25-54	2,252	20,339	54,498
Ages 55-64	1,096	7,478	19,569
Ages 65+	1,320	10,500	29,345

Income	1 Mile	3 Miles	5 Miles
Median	\$132,369	\$71,093	\$73,013
< \$15,000	54	1,325	3,877
\$15,000-\$24,999	55	1,344	3,687
\$25,000-\$34,999	158	1,937	5,046
\$35,000-\$49,999	331	2,830	7,264
\$50,000-\$74,999	405	4,604	12,157
\$75,000-\$99,999	386	3,226	8,748
\$100,000-\$149,999	566	4,104	10,968
\$150,000-\$199,999	270	1,593	5,175
> \$200,000	515	2,629	6,165

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,987	25,841	68,633
Occupied	2,880	24,321	64,480
Owner Occupied	2,502	17,075	46,033
Renter Occupied	378	7,246	18,447
Vacant	107	1,520	4,153



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