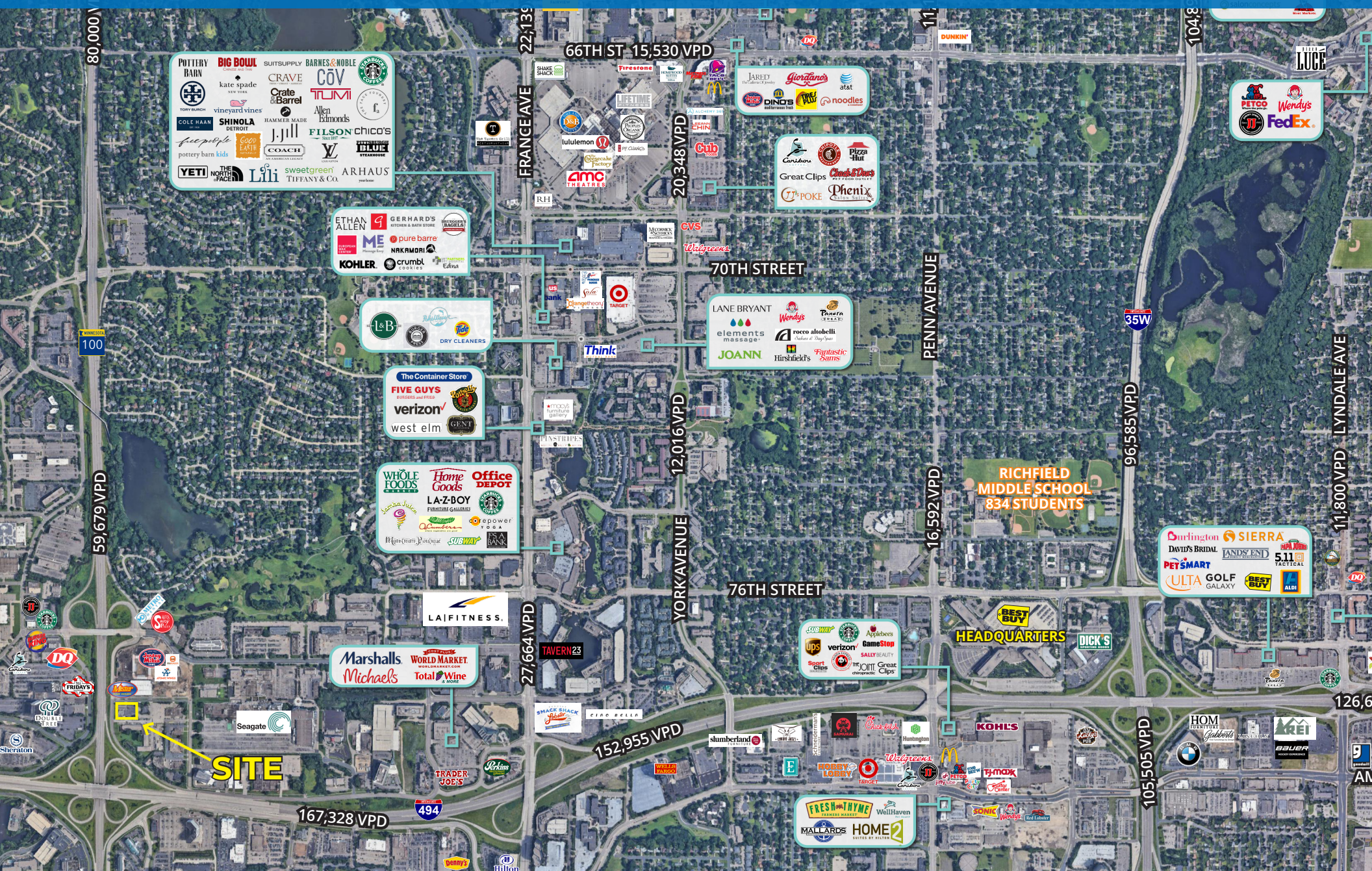


87,710 VPD

LEASE OR GROUND LEASE ONLY | NEC I-494 & HWY 100 | BLOOMINGTON



PROPERTY SUMMARY

LOCATION: 7801 Normandale Blvd | Bloomington, MN 55435
BUILDING GLA: 6,765 sf
PIDS: 0602724220002 & 0602724220003
ACRES: 1.39 ac
PARKING: 169 stalls
 [101 on-site + 68 shared w/former hotel]

GROUND LEASE OR LEASE

\$365,000 / year AS-IS

DEMOGRAPHICS

2021 ESRI est.

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	7,104	77,794	251,169
MEDIAN HH INCOME	\$78,597	\$79,440	\$78,568
AVERAGE HH INCOME	\$115,088	\$115,324	\$112,771

TRAFFIC COUNTS

HWY 100: 59,679 vpd
I-494: 167,328 vpd

HIGHLIGHTS

This fantastic opportunity is located adjacent to the Pentagon Village mixed-use project. That features retail, two hotels, residential and two class "A" office towers. There are 11 hotels and 7.3 million sf of office within a mile. Former Days Inn property is for sale adjacent to the former Chili's.



AREA TENANTS



AREA HOTELS



AREA BUSINESSES



contact

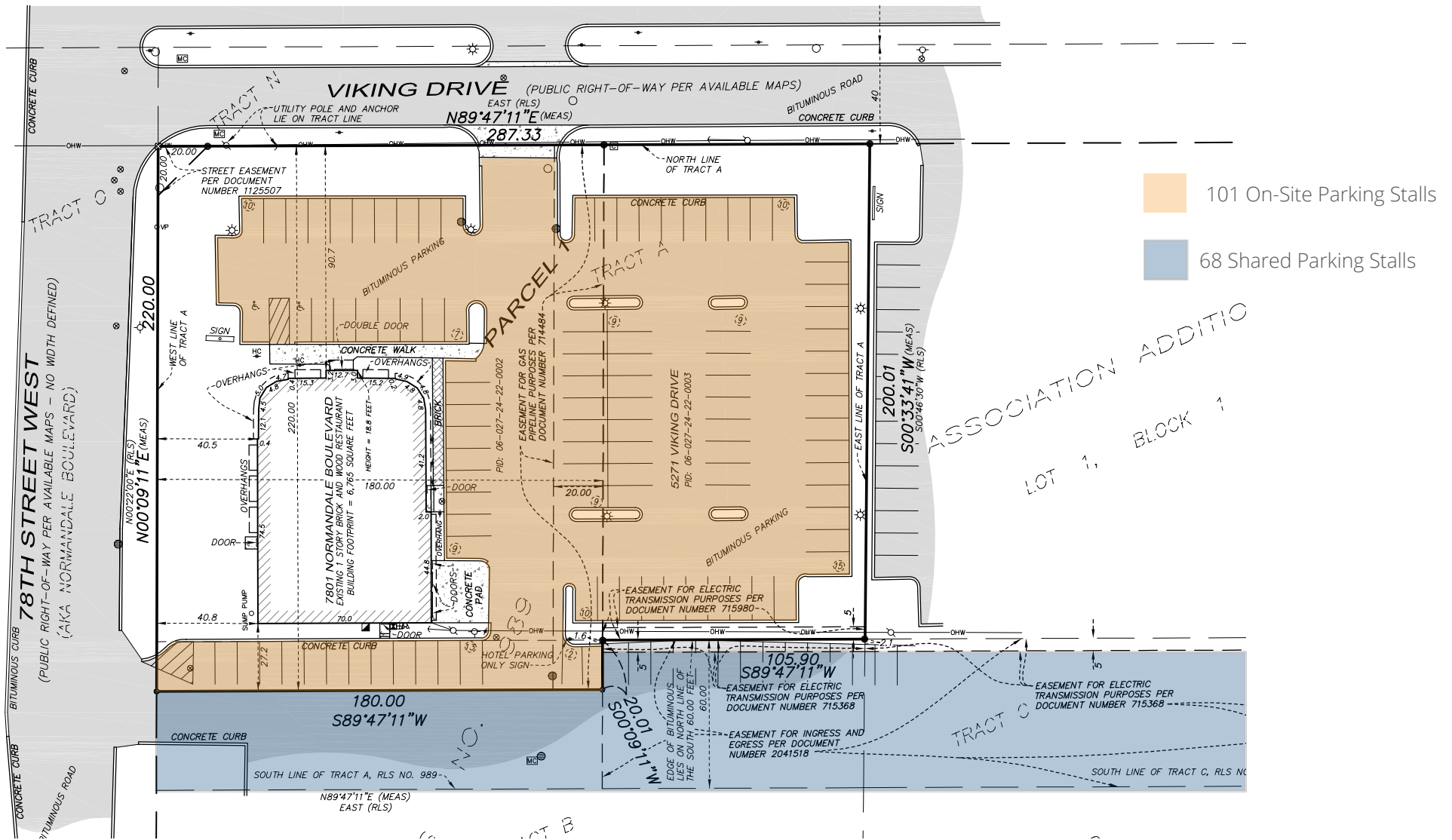
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FORMER CHILI'S SITE PLAN



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