



PENN AMERICAN

2100 W 80th 1/2 Street, Bloomington, MN 55431



Retail Leasing Opportunities

Property Overview

Penn American is a premier mixed-use retail destination anchored by Fresh Thyme Market and Home2 Suites by Hilton in the heart of Bloomington's dominant retail corridor. The development integrates daily-needs retail, hospitality, dining, and residential living into a cohesive, walkable environment.

Available Spaces

North Retail

- Suite 2240A - 6,050 SF (leased but available) Veterinarian Clinic
- Suite 2240D - 2,035 SF

South Retail - 4,273 SF contiguous

- Suite 2105B - 1,042 SF
- Suite 2105C - 1,522 SF
- Suite 2105D - 1,709 SF

Estimated 2026 CAM & Taxes

North Retail: \$18.02 PSF

South Retail: \$11.67 PSF

Endcap and inline configurations available. Ideal for retail, service, medical, boutique fitness, wellness, and fast-casual dining users.



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Property Highlights

- Grocery-anchored mixed-use development
- On-site hospitality component (Home2 Suites by Hilton)
- 212 luxury apartment units/22 townhomes
- Walkable layout with integrated residential and retail
- Building Signage
- Ample parking, including free underground garage parking
- Prominent visibility along Penn Avenue & American Blvd

Location & Access

Penn American is positioned within Bloomington's most established commercial corridor, offering direct access to:

Penn Avenue: 23,641 vpd
American Blvd W: 19,500 vpd
I-494: 130,048+ vpd

Demographics

1-Mile Radius

- Population: 12,536
- Daytime Population: 24,145
- Median HH Income: \$104,286

3-Mile Radius

- Population: 110,240
- Daytime Population: 157,664
- Median HH Income: \$112,480

5-Mile Radius

- Population: 232,220
- Daytime Population: 288,995
- Median HH Income: \$143,133

The surrounding trade area supports daily-needs retail, medical and service providers, experiential retail, and dining concepts.



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Co-Tenants



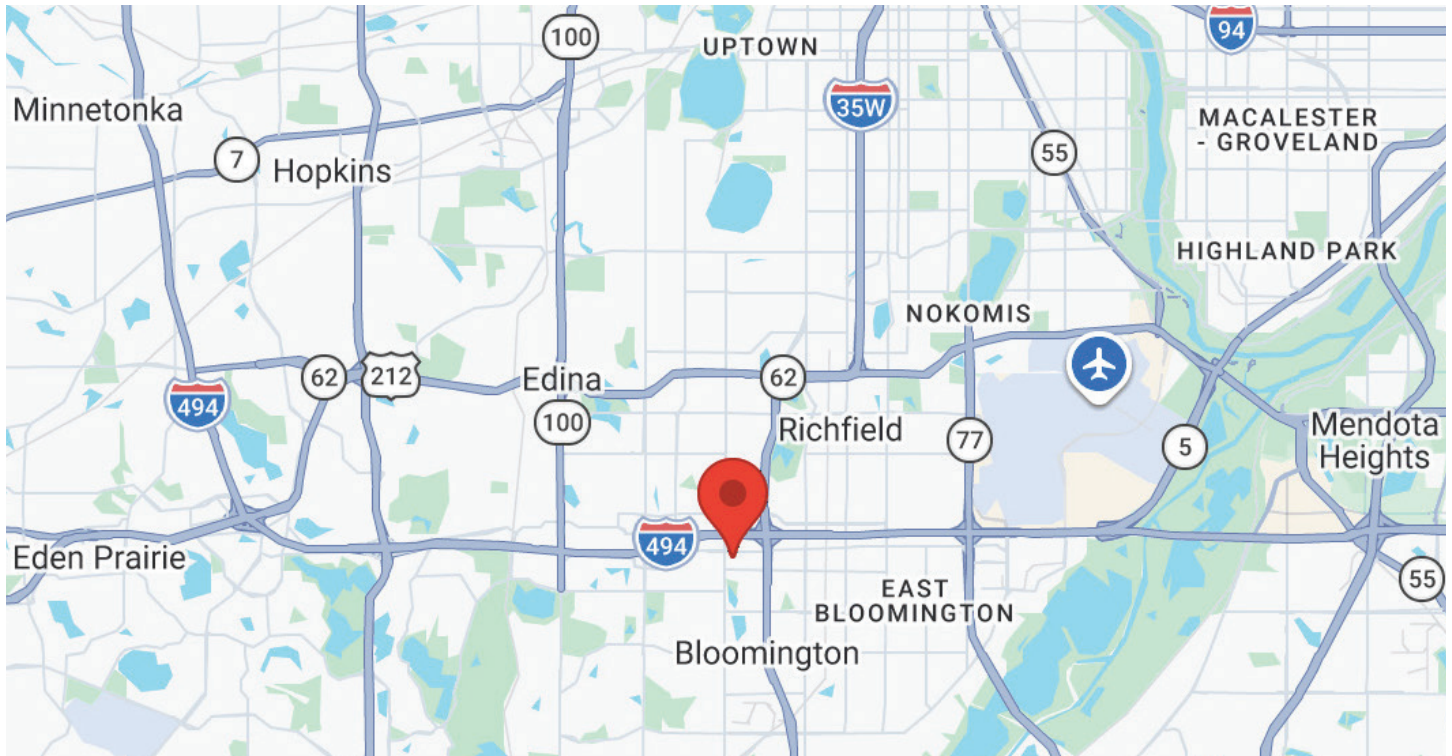
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