

# 9801 Lyndale Avenue S.

Bloomington, MN

FOR LEASE | RETAIL



## Surrounding Area



## Highlights

- *Anchored by Duluth Trading*
- *New Storefronts*
- *Signage on Two Sides of Building*
- *Street Level: 2,400 – 2,560 SF (+ Loading)*
- *Lower Level: ~22,000 SF (+ Loading)*
- *Convenient Parking includes Cross-Easement throughout Oxboro Center*
- *Common Loading - Dock & Drive-In*
- *Hard corner with Signalized Intersection*
- *One Block East of Interstate 35W at 98<sup>th</sup> Street and Lyndale Avenue.*

### Average Daily Traffic Volumes:

- I-35W: 97,000 VPD
- Lyndale Ave: 10,600 VPD
- 98<sup>th</sup> Street: 27,000 VPD
- Combined: 37,600 VPD

### Demographics

Miles	1	3	5
Population	11,655	71,054	200,244
Avg Income (\$)	74,463	84,955	92,263
Households	5,322	30,230	86,372

High Visibility

High Traffic

High Demand

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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## Year Built / Renovated:

- 1985, 2014
- December 2014 New Roof and New HVAC (RTU's)
- 2018 New Southside Entrances; South Walk Revised 2019

## Floors:

- 2

## Total Building Rentable Area:

- 44,000 SF

## Suites Available:

- 1,949 – 2,400 SF Main Level Retail plus Shared Loading
- ~22,000 SF Lower Level Retail plus Shared Loading

## Net Rate (\*annual escalations):

- Negotiable Rates
- Annual, NNN

## Operating Expenses & Real Estate Taxes:

- \$7.64 per SF, 2023, Estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

## Terms of Lease:

- 5 – 10 Years

## Parking:

- Convenient Parking with Cross Easement throughout Center

## Fire / Life / Safety

- Fully Sprinkled, Wet System

## Building & Roof Construction:

- Brick / Block / Steel Truss
- EPDM, New December 2014

## HVAC:

- Rooftop Mounted HVAC Units, New December 2014

## Utility Services:

- Century Link Fiber Available
- Xcel Energy / Center Point Energy

## Electrical:

- 120/208 3 Phase

## Zoning:

- B-2, General Commercial – Zoning Update Pending  
Neighborhood Commercial

## Building Amenities:

- Join Co-Tenants Duluth Trading & Crystal Rock Healing
- All New Storefronts on South Side
- Busy Retail Area with High Traffic & on Public Transit Route
- Building Signage available on Two Sides of Building
- Shared Loading with Dock and Drive-in Access
- Professionally Managed by EFH Realty Advisors, Inc.

## Area Amenities:

- Great Hard Corner Location Just 1 Block East of I-35W
- Public Transportation Route plus Orange Line Coming Soon
- Pedestrian Friendly Area with Landscape and Intersection Upgrades Planned
- Close to Employee Base, Restaurants, Retail and Services

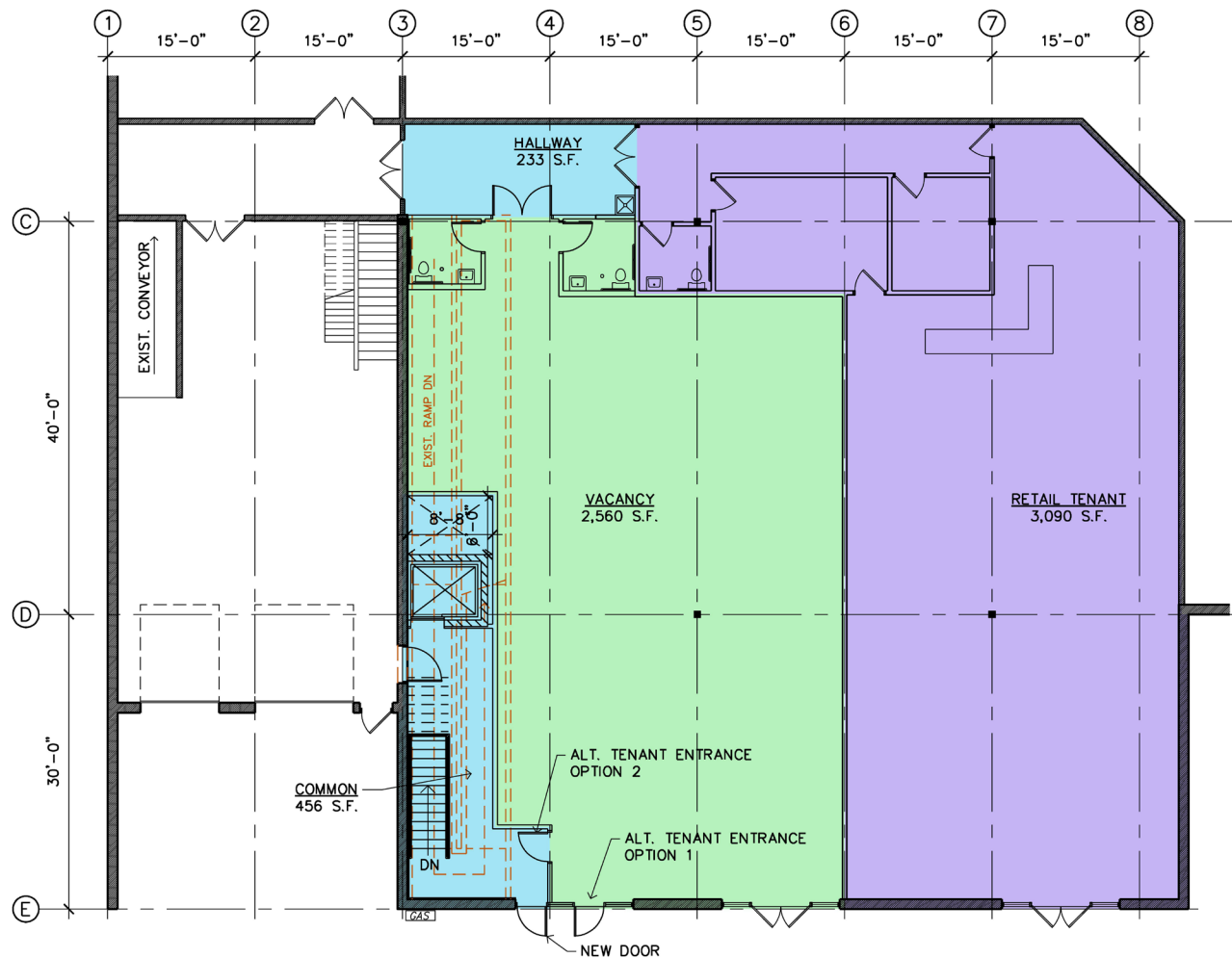


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## Main Level Floor Plan

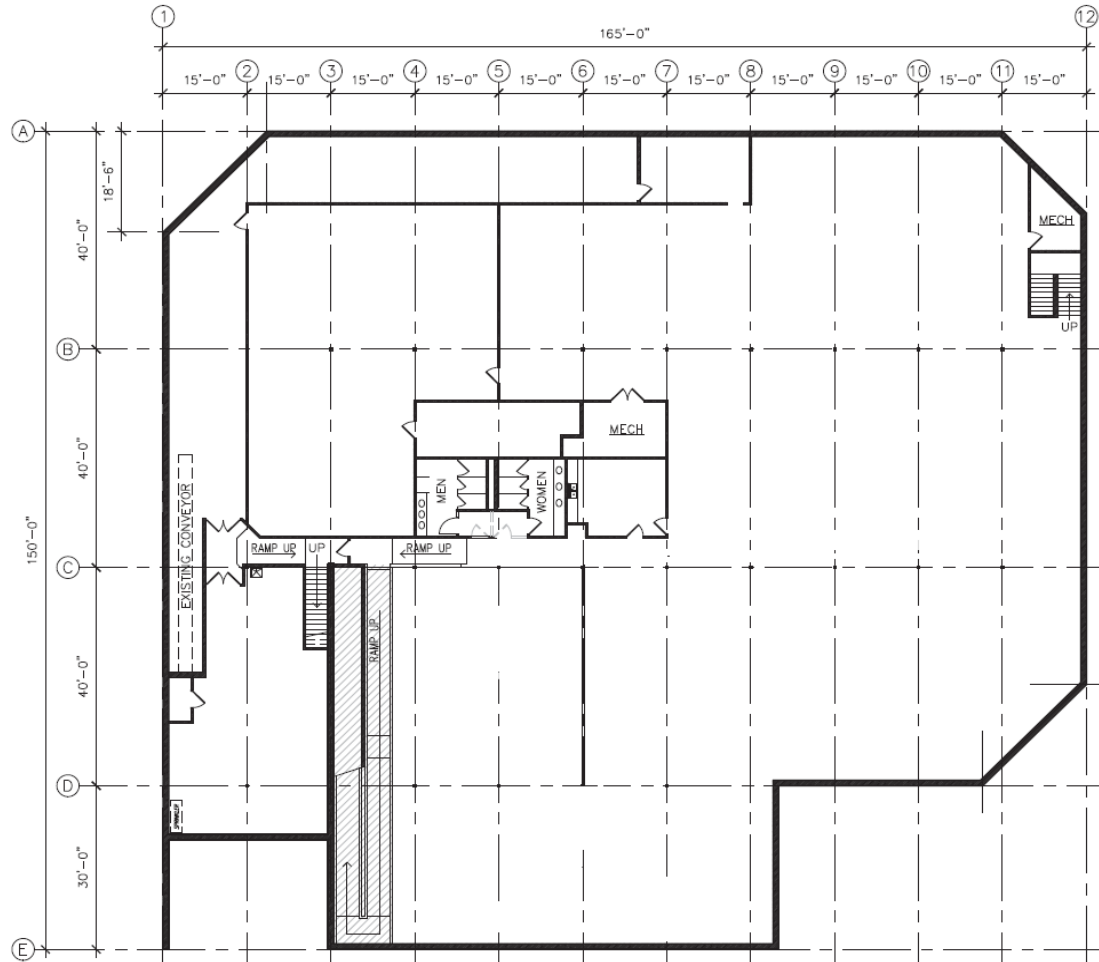


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## Lower Level Floor Plan

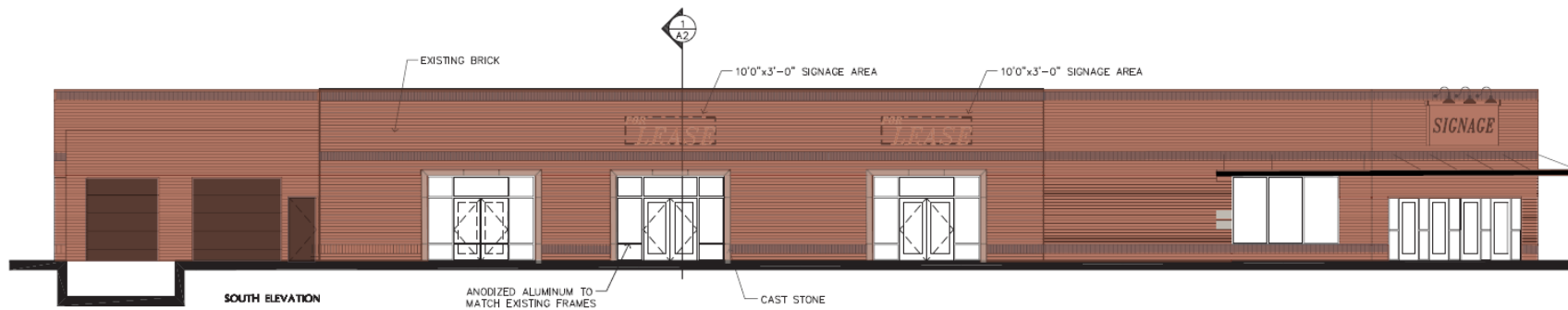


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## Elevation



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