



**Surrounding Area**



**Highlights**

- *Anchored by Duluth Trading*
- *New Storefronts*
- *Signage on Two Sides of Building*
- *Street Level: 2,593 – 5,799 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: 89,413 VPD
▪ Lyndale Ave: 12,880 VPD
▪ 98 <sup>th</sup> Street: 23,365 VPD
▪ Combined: 36,245 VPD

**Demographics**

Miles	1	3	5
Population	21,394	145,266	364,833
Med Income (\$)	75,011	81,016	99,201
Households	8,979	62,930	151,710

**High Visibility**

**High Traffic**

**High Demand**

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

# 9801 Lyndale Avenue S.

Bloomington, MN

FOR LEASE | RETAIL

## 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:

- 2,593 – 5,799 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:

- \$9.15 per SF, 2025, 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 Anchor-Tenants Duluth Trading
- 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

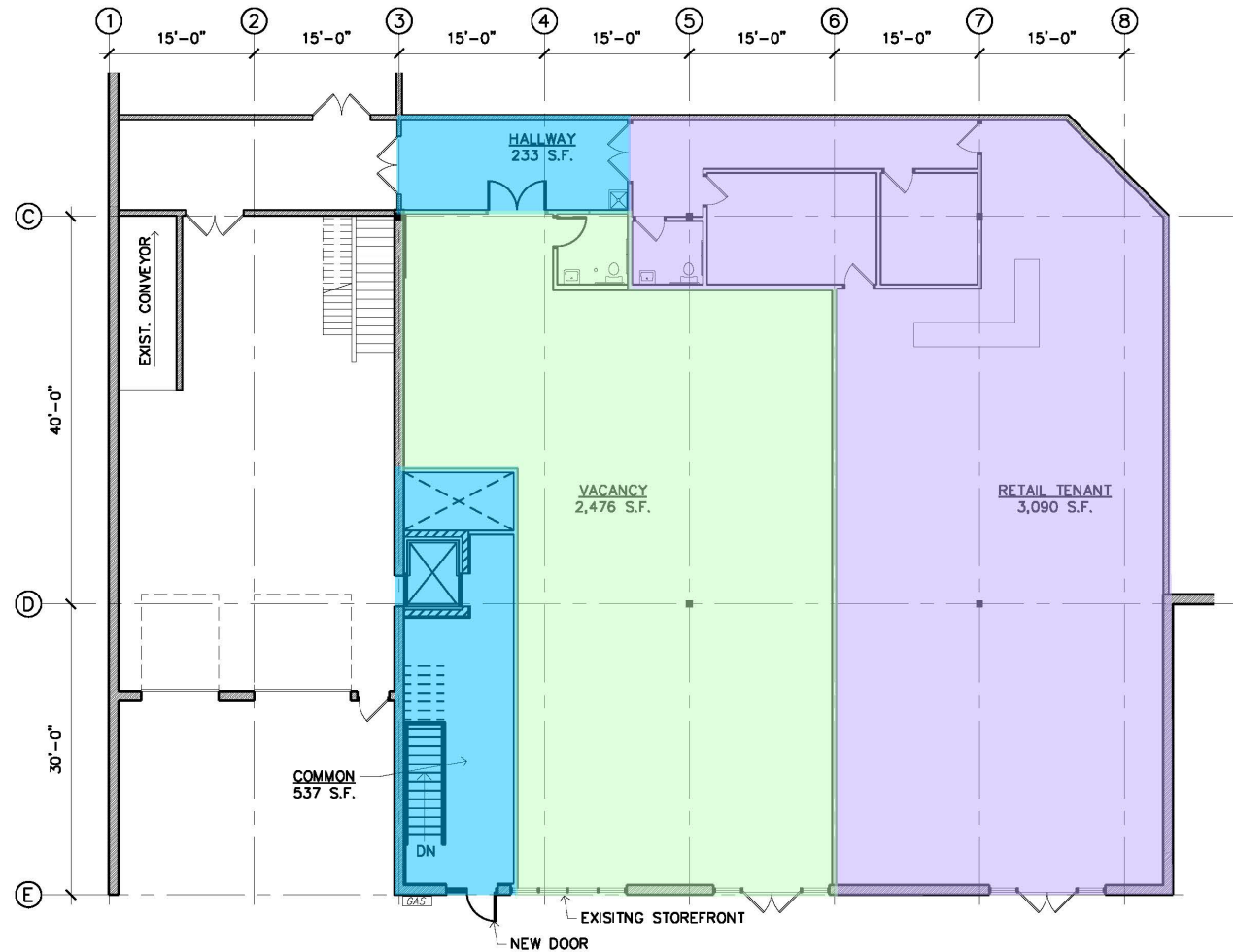


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## Main Level Available Space



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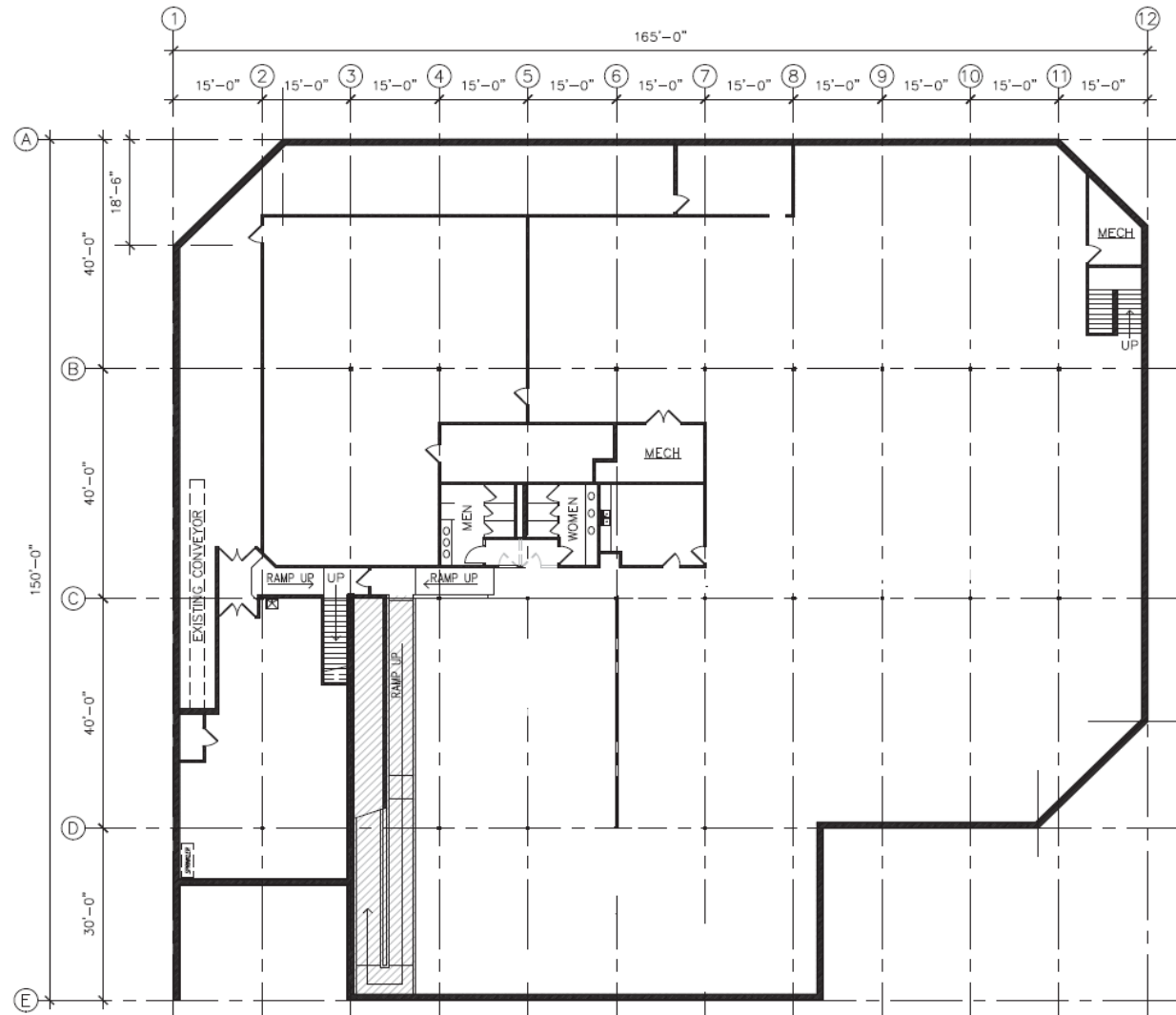
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## Lower Level Available Space

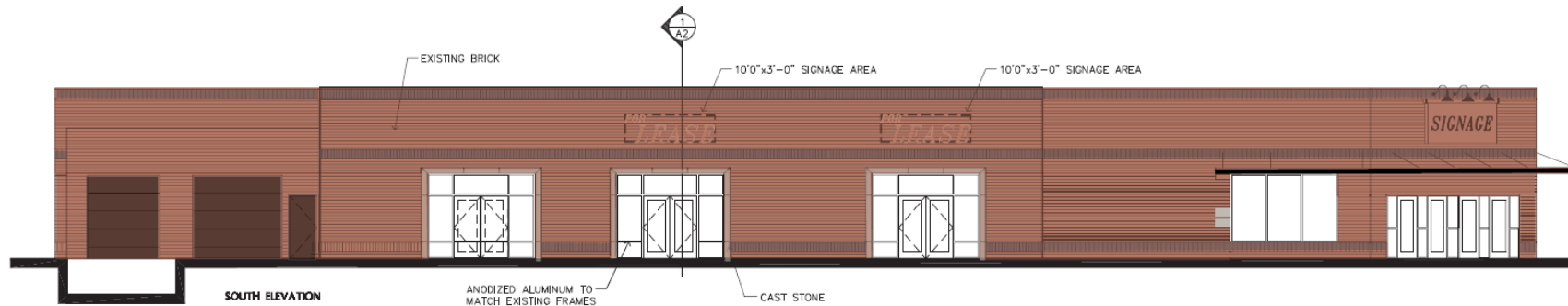


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## Elevation



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