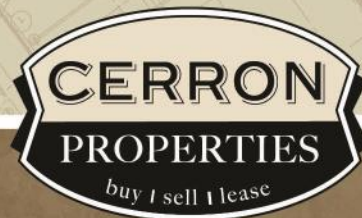


COUNTRYSIDE CENTER—STAND ALONE BUILDING

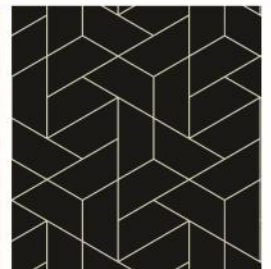
10700 BLOOMINGTON FERRY ROAD, BLOOMINGTON, MN 55438

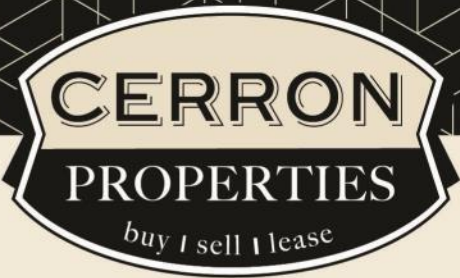


FOR LEASE | RETAIL



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COUNTRYSIDE CENTER—STAND ALONE BUILDING

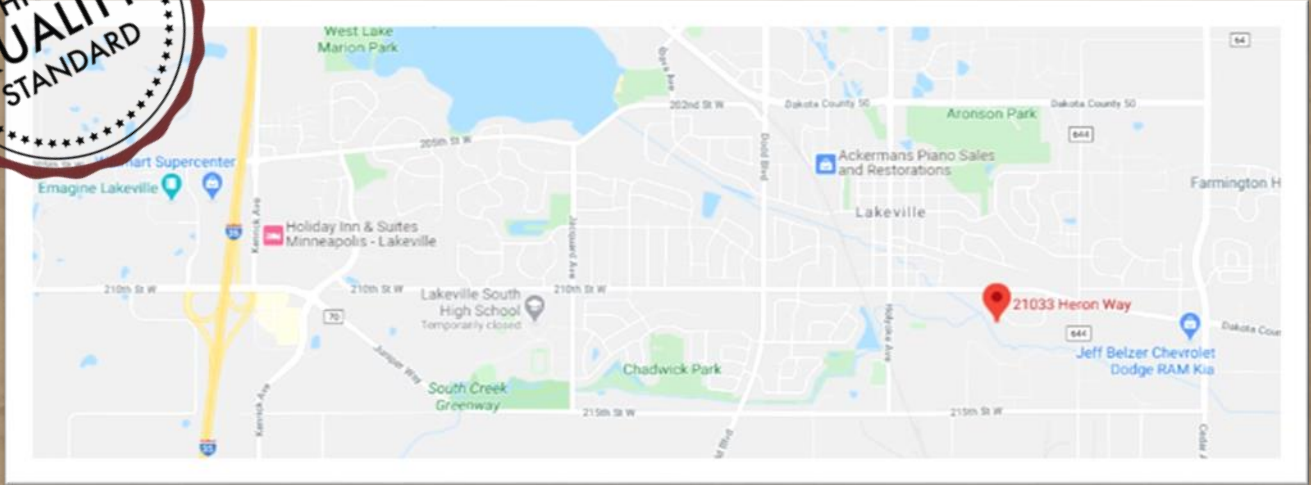
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■ PROPERTY HIGHLIGHTS

- Approx. 3,200 Sq. Ft. Freestanding Building with opportunity for drive-thru
- Great visibility!
- Easy access at corner stoplight
- Reasonable lease rates (\$15.00/SF + \$8.45 CAM & Tax)
- Convenient to Highway 169
- Strong demographics and traffic counts
- Zoned B-2 (General Commercial)



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

COUNTRYSIDE CENTER—STAND ALONE BUILDING

10700 BLOOMINGTON FERRY ROAD, BLOOMINGTON, MN 55438

SUMMARY



■ TRAFFIC COUNTS:

- 25,500 vpd @ West side of Old Shakopee Rd W & Bloomington Ferry Road
- 22,900 vpd @ East side of Old Shakopee Rd W & Bloomington Ferry Road
- 6,200 vpd @ North side of Bloomington Ferry Road and Old Shakopee Road

■ DEMOGRAPHICS:

Demographics	1 Mile	3 Mile	5 Mile
Population	8,703	46,830	130,474
Med HH Income	\$77,601	\$94,131	\$89,851
Ave HH Income	\$102,177	\$125,882	\$117,147
Daytime Population	3,866	25,409	148,497

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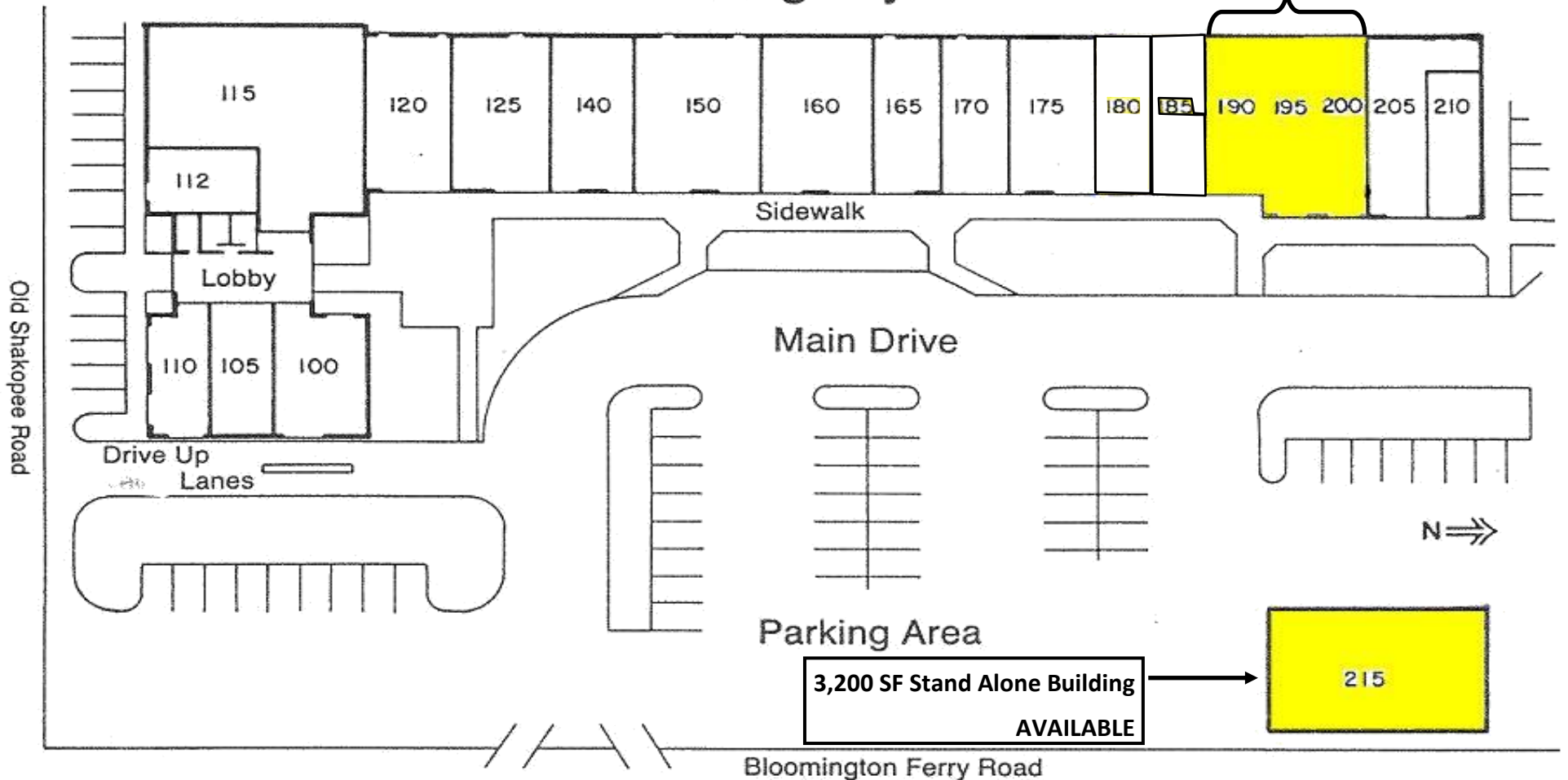
COUNTRYSIDE CENTER—STAND ALONE BUILDING

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FLOOR PLAN

Building Layout

Information on this lease space is available in a separate flyer.



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AERIAL VIEW



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let's get started!

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