

# FOR LEASE

## PENN LAKE SHOPPING CENTER

8915 Penn Avenue | Bloomington, MN | 55431



1,800-13,576 SF Available For Lease In Bloomington

**Zach Stensland**

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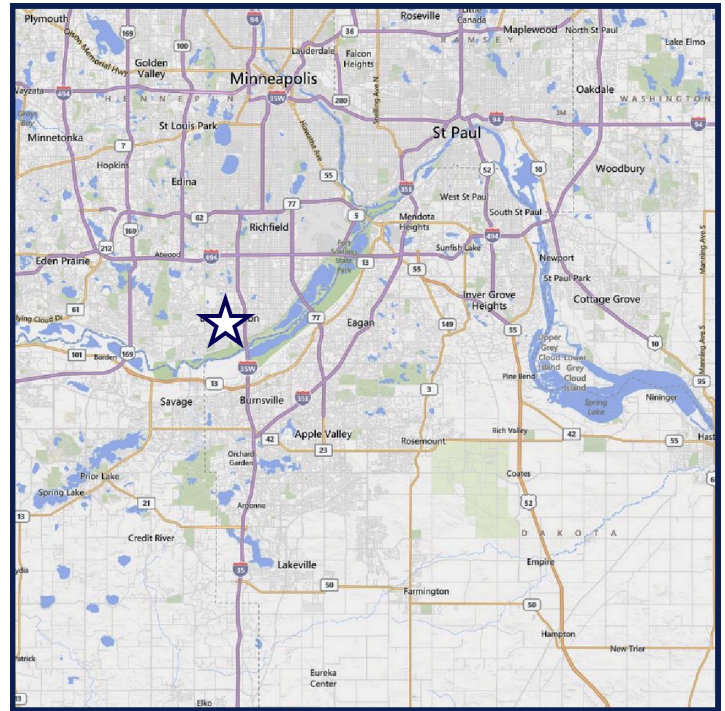
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

## PROPERTY INFORMATION

<b>ADDRESS</b>	8915 Penn Ave
<b>CITY, STATE</b>	Bloomington, MN
<b>BUILDING SIZE</b>	43,945 SF
<b>YEAR BUILT</b>	1965
<b>LOT SIZE</b>	4.23 Acres
<b>SPACE AVAILABLE</b>	1,800 SF 7,500 SF 6,076 SF
	} <b>Contiguous</b>
<b>ASKING RENT</b>	Market
<b>CAM &amp; TAX</b>	\$6.10 PSF
<b>PARKING / RATIO</b>	214 / 4.70
<b>SIGNAGE</b>	Building
<b>MARKET</b>	Southwest



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	8,446	95,967	211,113
<b>MEDIAN HH INCOME</b>	\$74,020	\$63,145	\$73,054
<b>AVERAGE HH INCOME</b>	\$86,424	\$85,111	\$102,660
<b>MEDIAN AGE</b>	44.6	42.4	41.9

## TENANTS

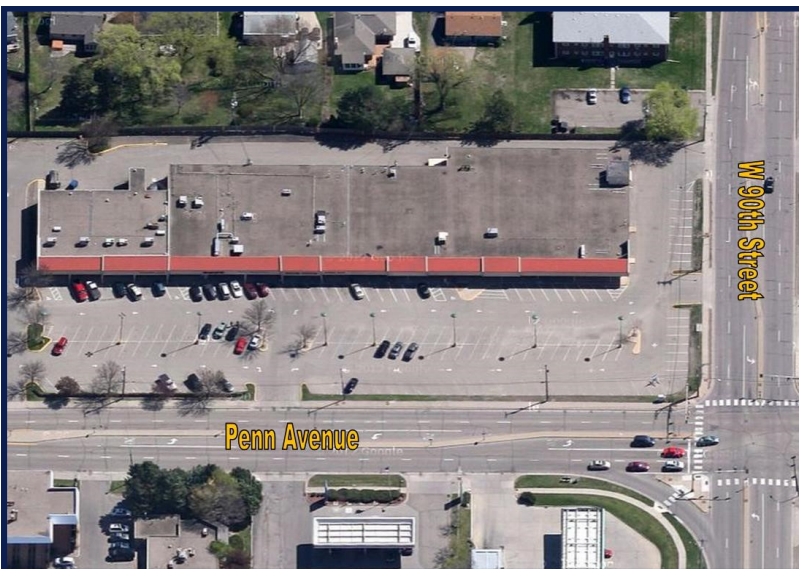
- Dollar Tree
- Tandy Leather
- Oriental Jade
- Penn Lake Sandwich Café
- Instant Replay Sports
- Bruce's Barber
- And many more...

## TRAFFIC COUNTS

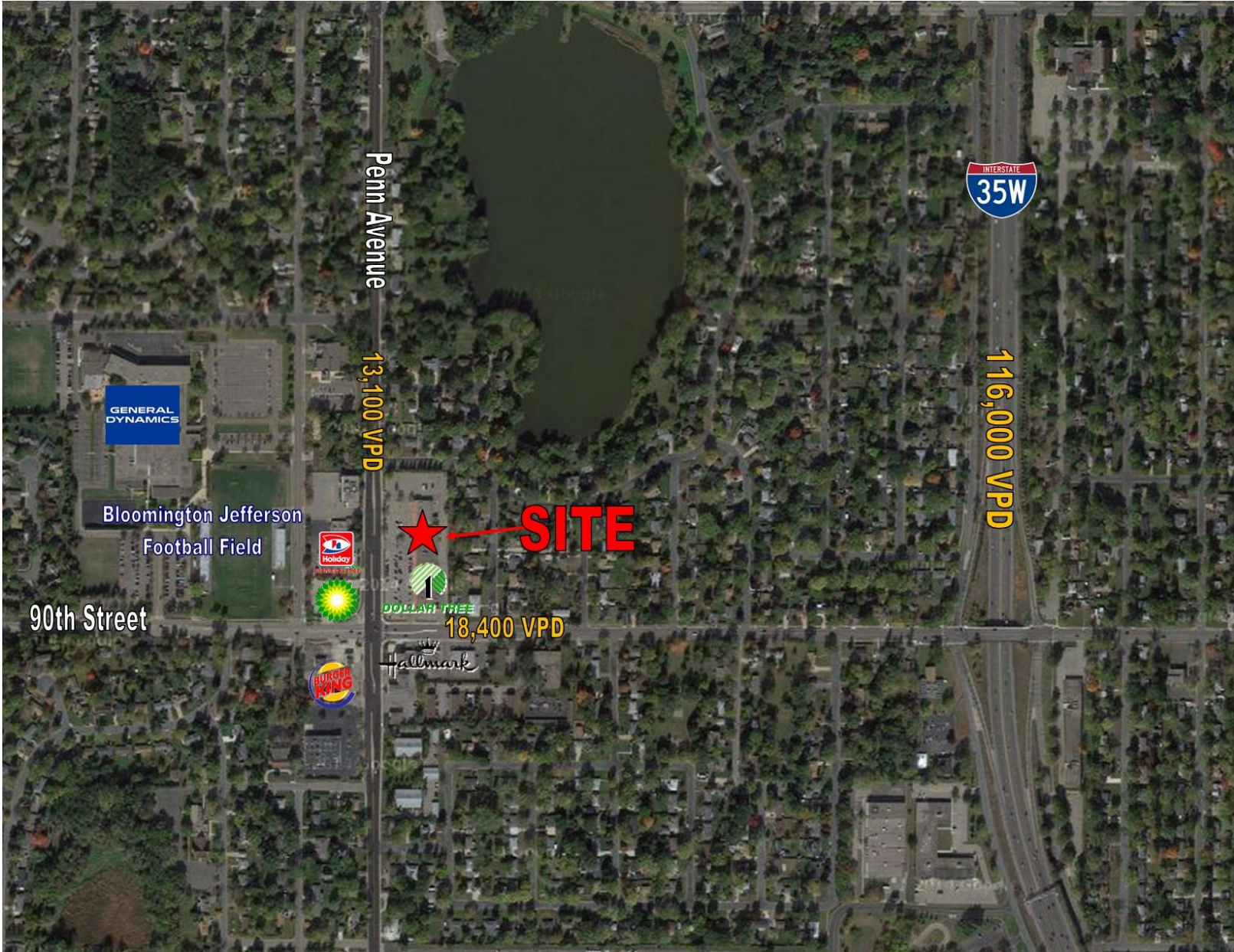
<b>PENN AVENUE</b>	13,100 VPD
<b>W 90TH STREET</b>	18,400 VPD
<b>I-35W</b>	116,000 VPD

## COMMENTS

Neighborhood retail center at the busy intersection of Penn Avenue and 90th Street in Bloomington has space available. This center is conveniently located across from the Bloomington Jefferson football field and just blocks from Interstate 35W. This area has a dense residential and daytime population.

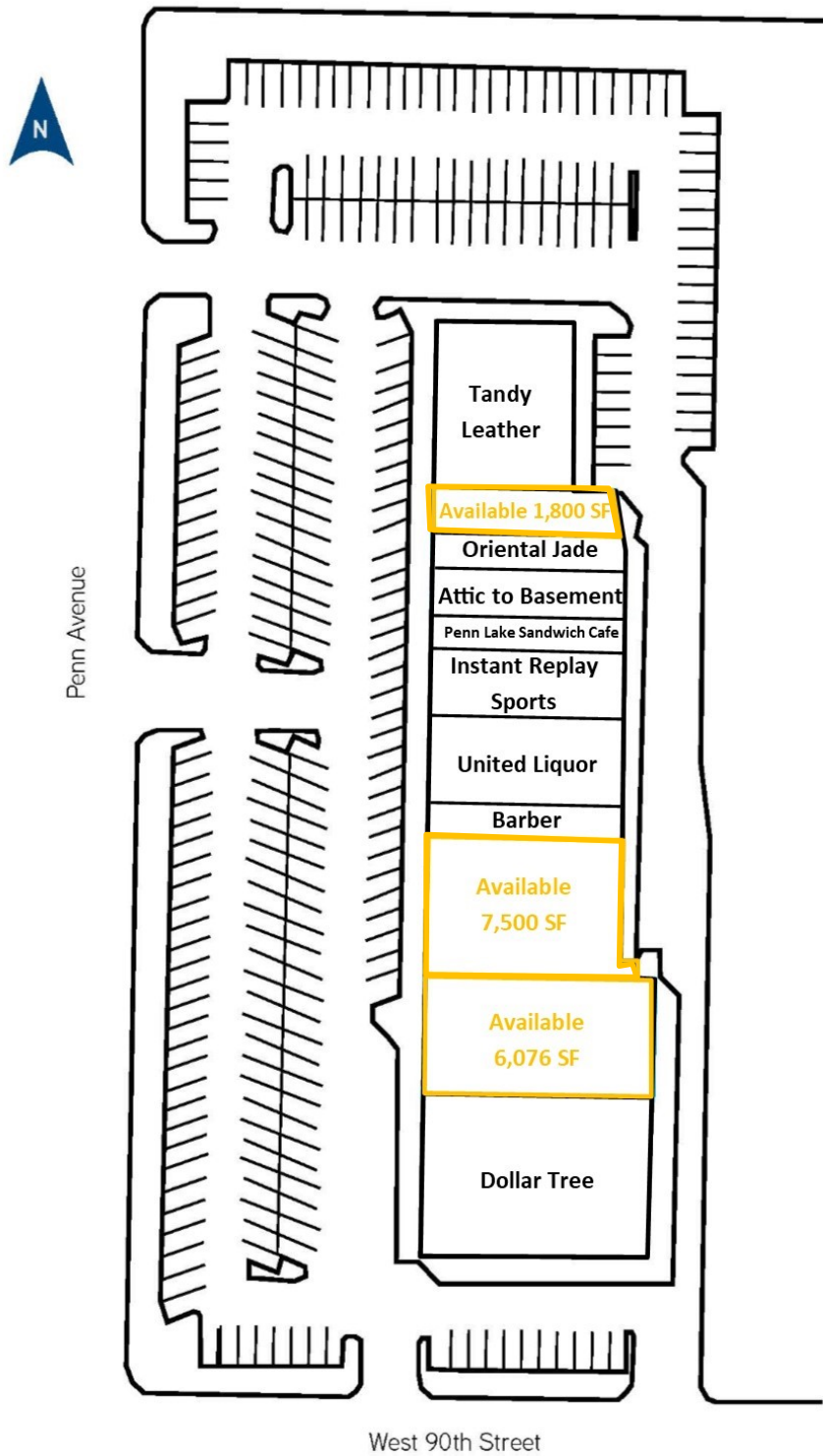


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PennLake Shopping Center - Bloomington, MN



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