

INVESTMENT OFFERING



PENN LAKE SHOPPING CENTER

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Bloomington, MN 55431

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Confidentiality and Disclaimer

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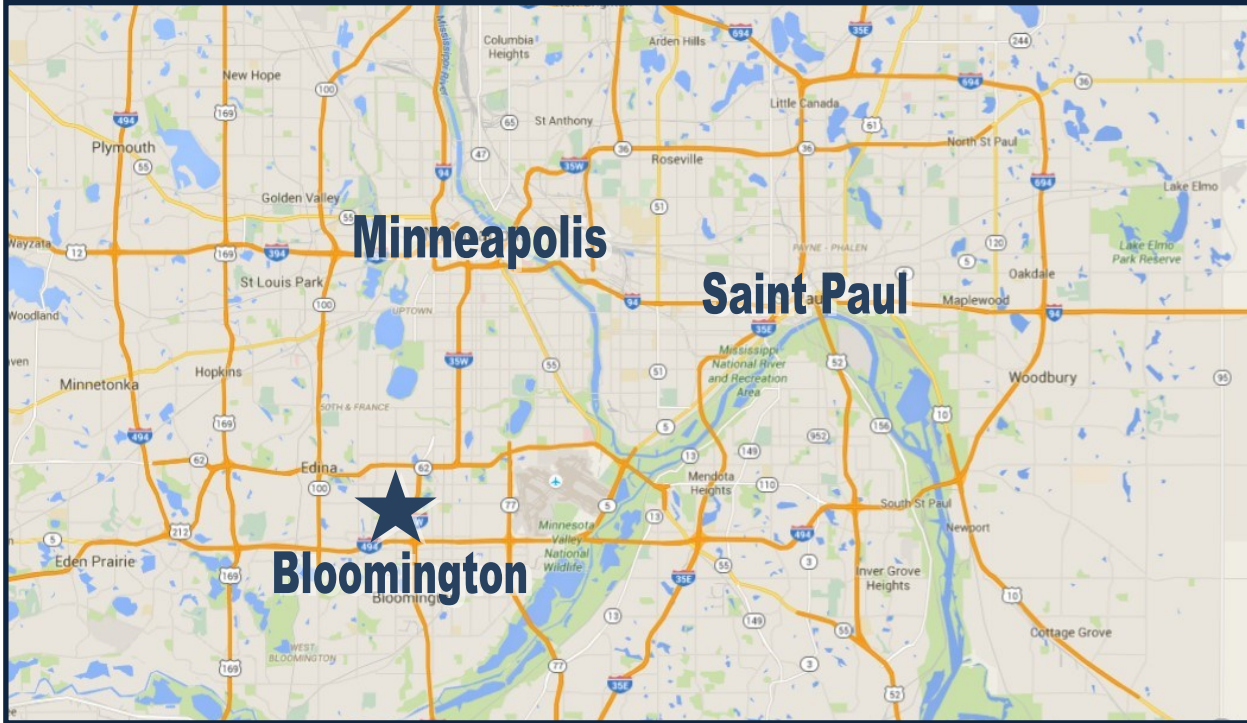
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All information, including price change and withdrawal from the market, is subject to change without notice.

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INVESTMENT SUMMARY



This prominent neighborhood shopping center is located in the Bloomington trade area. The area is home to the Mall of America along with a variety of national retailers. Within three miles of the center there is a population of 95,300. This provides an exceptional and rare opportunity to purchase a property along Interstate 35W, south of Interstate 494 in a densely populated area. In addition, roughly 116,000 commuters use I-35W daily making it one of the highest traveled highways in Minnesota.

In summary, Penn Lake Shopping Center has been serving the communities of Bloomington and surrounding areas for decades. Strong demographics within 3 miles of this center also aid in the overall success of this center. Penn Lake Shopping Center is a great investment opportunity for an investor who desires a long term hold and a strong return.

Investment Summary

Upland Real Estate Group is pleased to offer for sale to qualified investors a 43,945 square foot property situated on 4.23 acres and located in Bloomington, MN.

The center includes tenants such as **Dollar Tree, Tandy Leather, Oriental Jade, Instant Replay Sports, Penn Lake Sandwich Café and Bruce's Barber**. The property provides a nice mix of retail & service tenants and has an exceptional location along Penn Ave with approximately 13,100 vehicles per day.

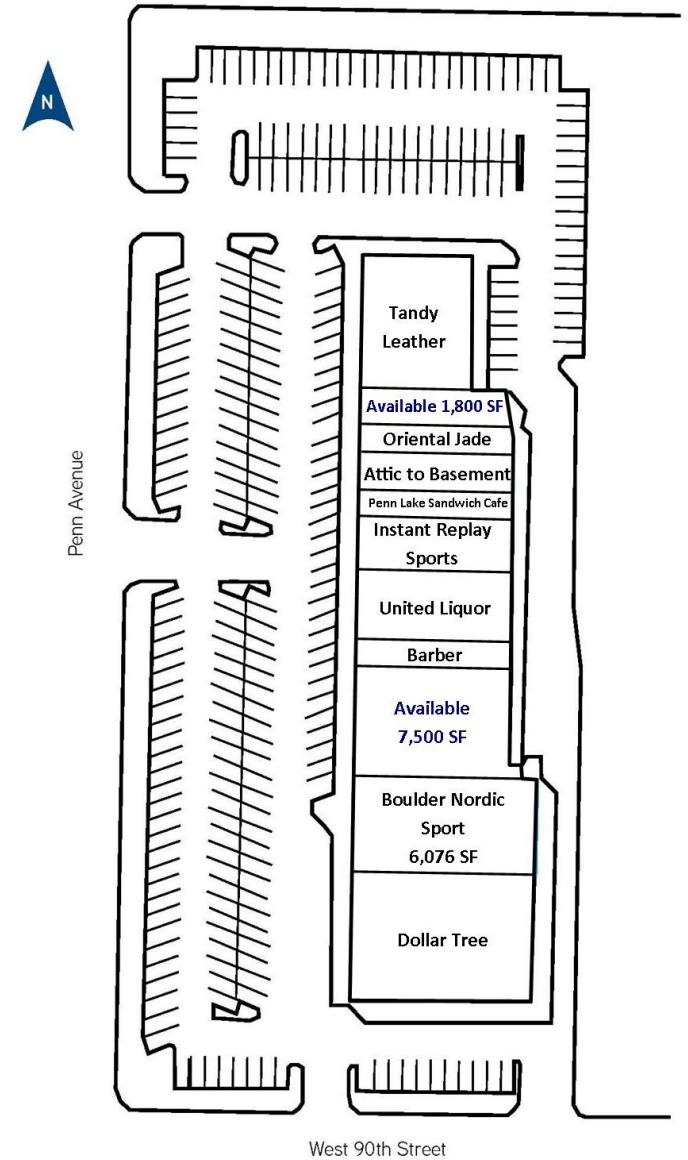
Located 1.5 miles South of Interstate 494 on Penn Avenue and less than one mile West of Interstate 35W in Bloomington.

Address	8915 Penn Ave
City, State	Bloomington, MN
Cap Rate	8.5%
# of Tenants	11
Building Size	43,945 SF
Land Size	4.23 Acres
Vacancy	79% Occupied

LOCATION & BUILDING OVERVIEW



PennLake Shopping Center - Bloomington, MN



DEMOGRAPHICS

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