

# FOR LEASE

## PENN LAKE SHOPPING CENTER

8915 Penn Avenue | Bloomington, MN | 55431



Up to 13,576 SF Available For Lease In Bloomington

**Zach Stensland**

612.436.0745

[zach@upland.com](mailto:zach@upland.com)

**Samuel Gerlach**

612.465.8529

[sam@upland.com](mailto:sam@upland.com)

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

**UPLAND**  
REAL ESTATE GROUP, INC.

*Look Upland. Where Properties & People Unite!*

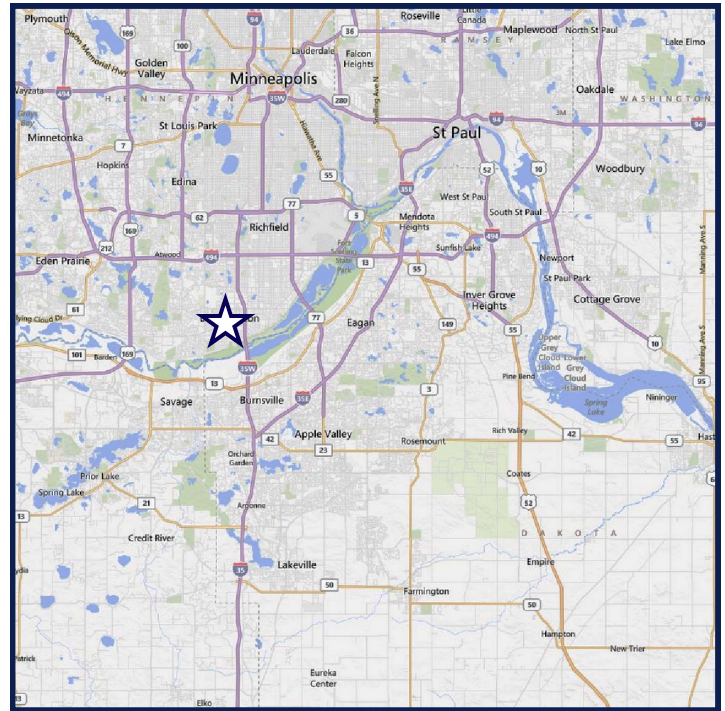
[www.upland.com](http://www.upland.com)

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 6,076 SF 7,500 SF } <b>Contiguous 13,576</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

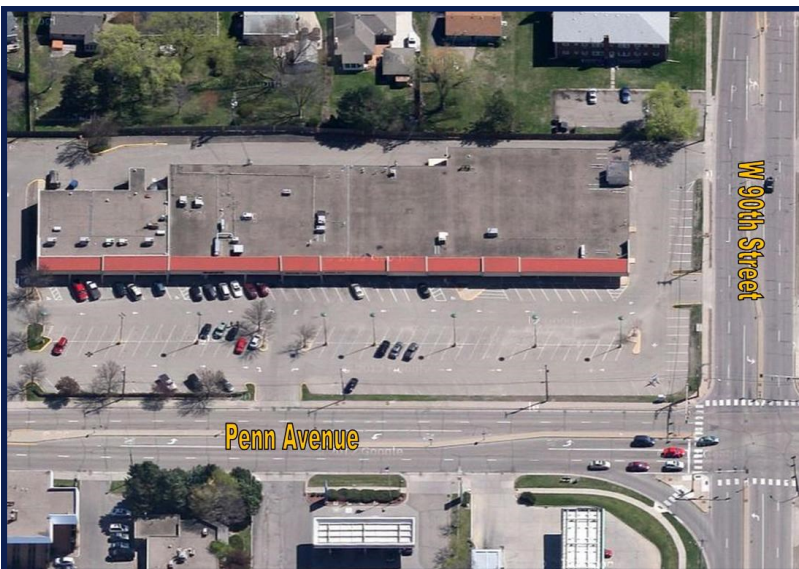
- Dollar Tree
- Tandy Leather
- Oriental Jade
- Penn Lake Sandwich Café
- Instant Replay Sports
- Bruce's Barber
- And many more...

## 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.



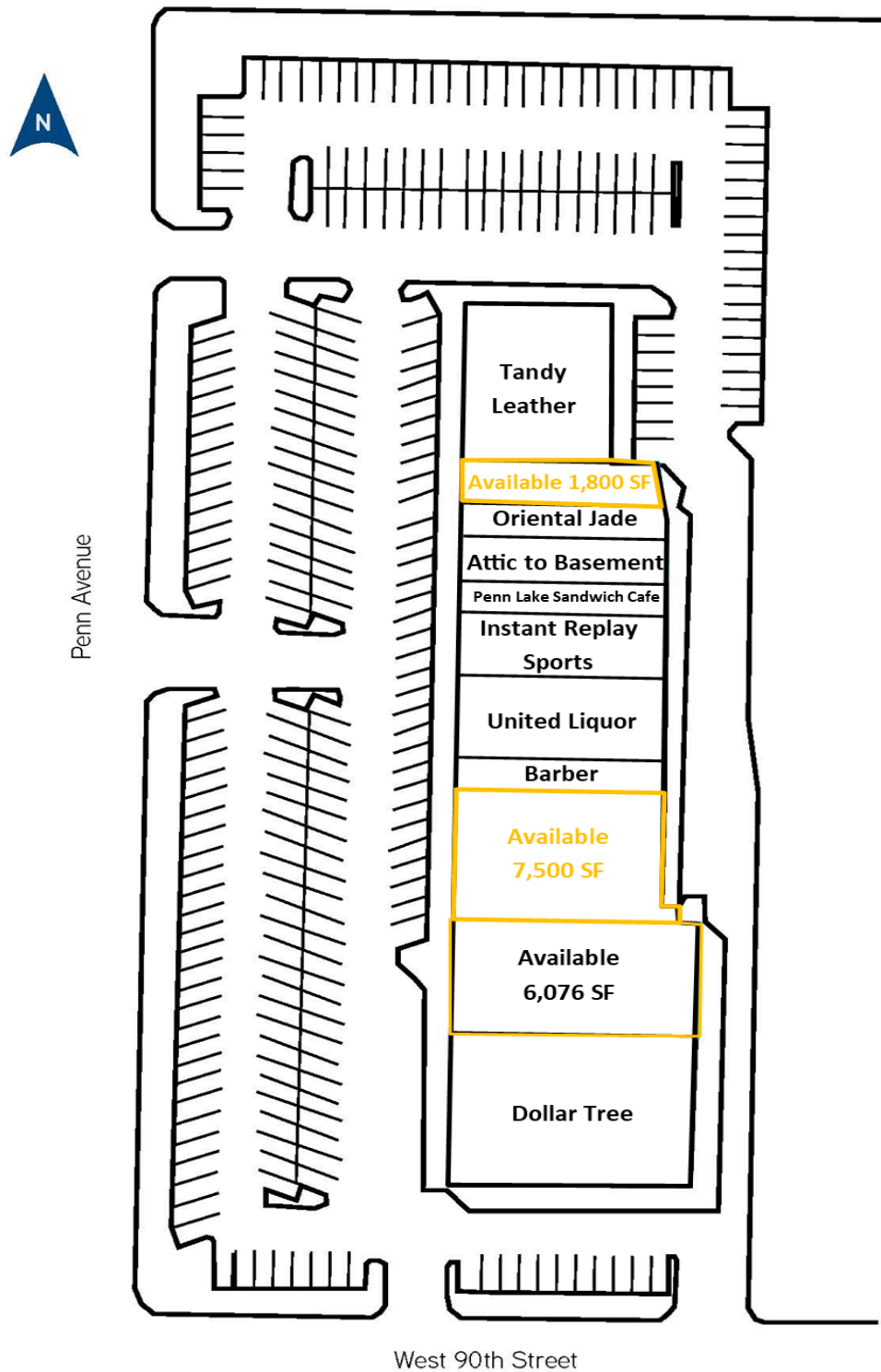
THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION.

BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

PennLake Shopping Center - Bloomington, MN



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.