

FORMER DAIRY QUEEN
9304 Lyndale Avenue S.
Bloomington, MN
For Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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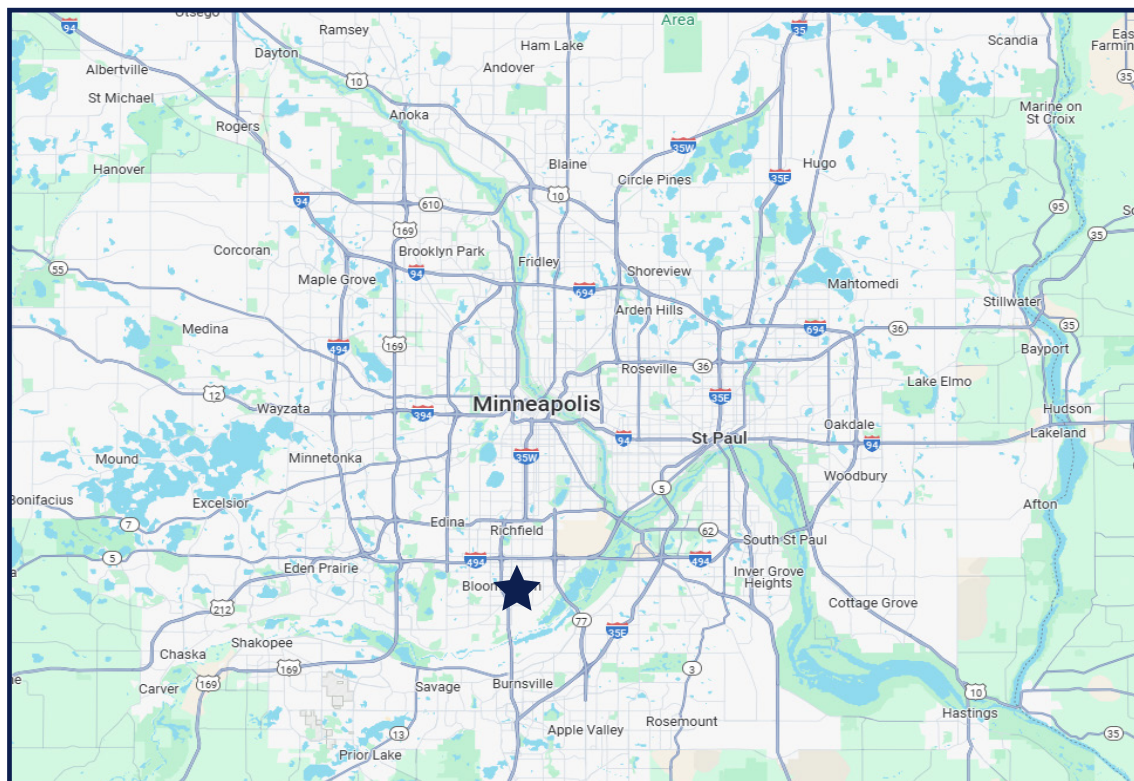
JOSH HUEMPFNER
612.460.5005
JOSH@UPLAND.COM

SAMUEL GERLACH
612.465.8529
SAM@UPLAND.COM

ADDRESS	9304 Lyndale Avenue South
CITY, STATE	Bloomington, MN 55420
SPACE AVAILABLE	3,209 Sq. Ft.
LOT SIZE	1.04 Acres
SALE PRICE	Negotiable
LEASE RATE	Negotiable (Triple Net Lease)
OP. EX.	Tenant to maintain and pay for property operating expenses and maintenance at its expense
TAX 2025	\$40,454.36 (\$12.60 PSF)
YEAR BUILT	2012
COUNTY	Hennepin
PARKING	49 Stalls

HIGHLIGHTS

- Located on the main thoroughfare through Bloomington
- Flexible B-2 Commercial Zoning District
- Great access with dedicated turn lane for traffic
- Ample Stacking Drive-thru with pickup window and menu
- Large patio space in front of building
- Prominent Monument signage opportunity
- Newer construction restaurant/retail freestanding property
- Prime redevelopment opportunity



2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	9,265	80,069	216,174
MEDIAN AGE	38.8	39.5	39.7
MEDIAN HH INCOME	\$66,411	\$81,016	\$89,870
AVERAGE HH INCOME	\$89,745	\$108,177	\$123,686













UPLAND

REAL ESTATE GROUP, INC.

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