

FOR LEASE

SOUTHPORT SHOPPING CENTER

3701 West Old Shakopee Rd | Bloomington, MN | 55437



EXTERIOR RENOVATION TO STORE FRONTS FINISHED

1,313—3,186 SF Retail Space Available
For Lease In Bloomington

Nancy Murdakes Brown

612.465.8528

Nancy@upland.com

UPLAND
REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!
www.upland.com

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

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	3701 West Old Shakopee Rd
CITY, STATE	Bloomington, MN
BUILDING SIZE	35,949 SF
YEAR BUILT	1956
LOT SIZE	3.39 Acres
SPACE AVAILABLE:	
SUITE 150	3,186 SF
ASKING RENT	\$9.00 PSF Net
SUITE 650	1,567 SF
SUITE 700	1,313 SF
ASKING RENT FOR ABOVE 2 SUITES	\$15.00 PSF Net
CAM 2021 EST.	\$4.45 PSF
RE TAXES 2021 EST.	\$3.88 PSF
CAM & TAX TOTAL EST.	\$8.33 PSF
PARKING	177 Spaces

DEMOGRAPHICS

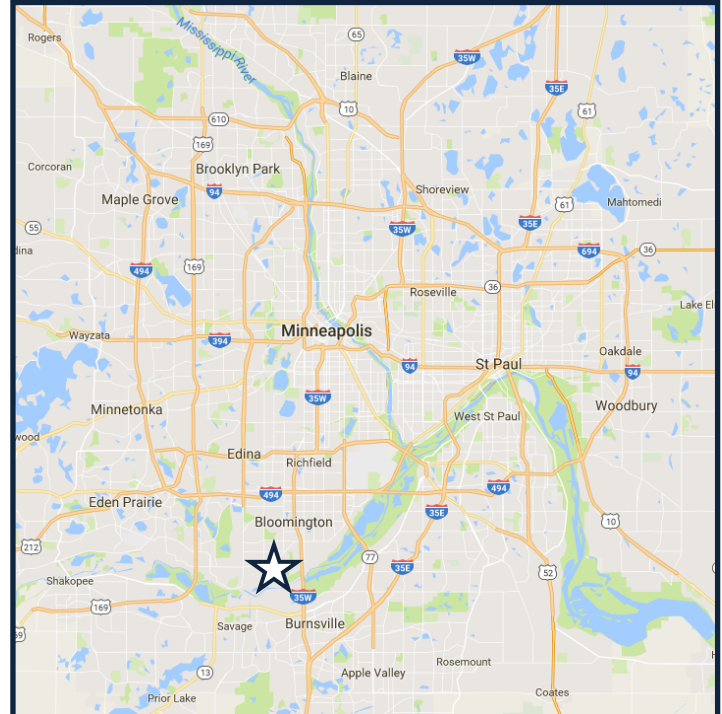
	1-MILE	3-MILE	5-MILE
POPULATION	11,221	56,363	188,510
DAYTIME POPULATION	2,670	37,909	167,785
MEDIAN HH INCOME	\$71,539	\$66,093	\$68,811
AVERAGE HH INCOME	\$91,419	\$90,209	\$94,155
MEDIAN AGE	45.9	44.2	40.6

TRAFFIC COUNTS

W OLD SHAKOPEE RD	22,400 VPD
FRANCE AVE	12,100 VPD

AREA TENANTS

Cub Foods	Dollar Tree
Big Lots	Chipotle
Jimmy Johns	Caribou Coffee
Dairy Queen	Walgreens



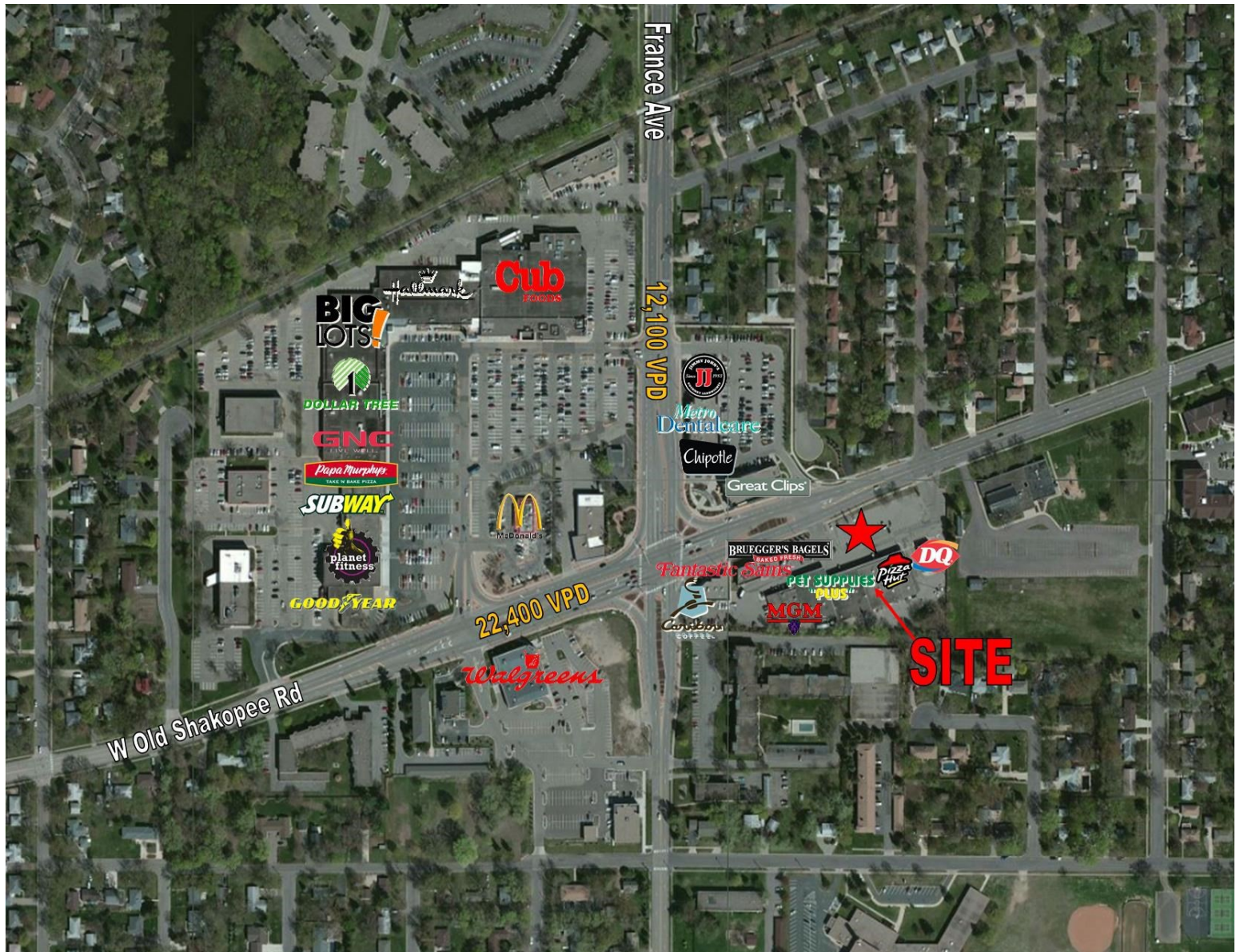
COMMENTS

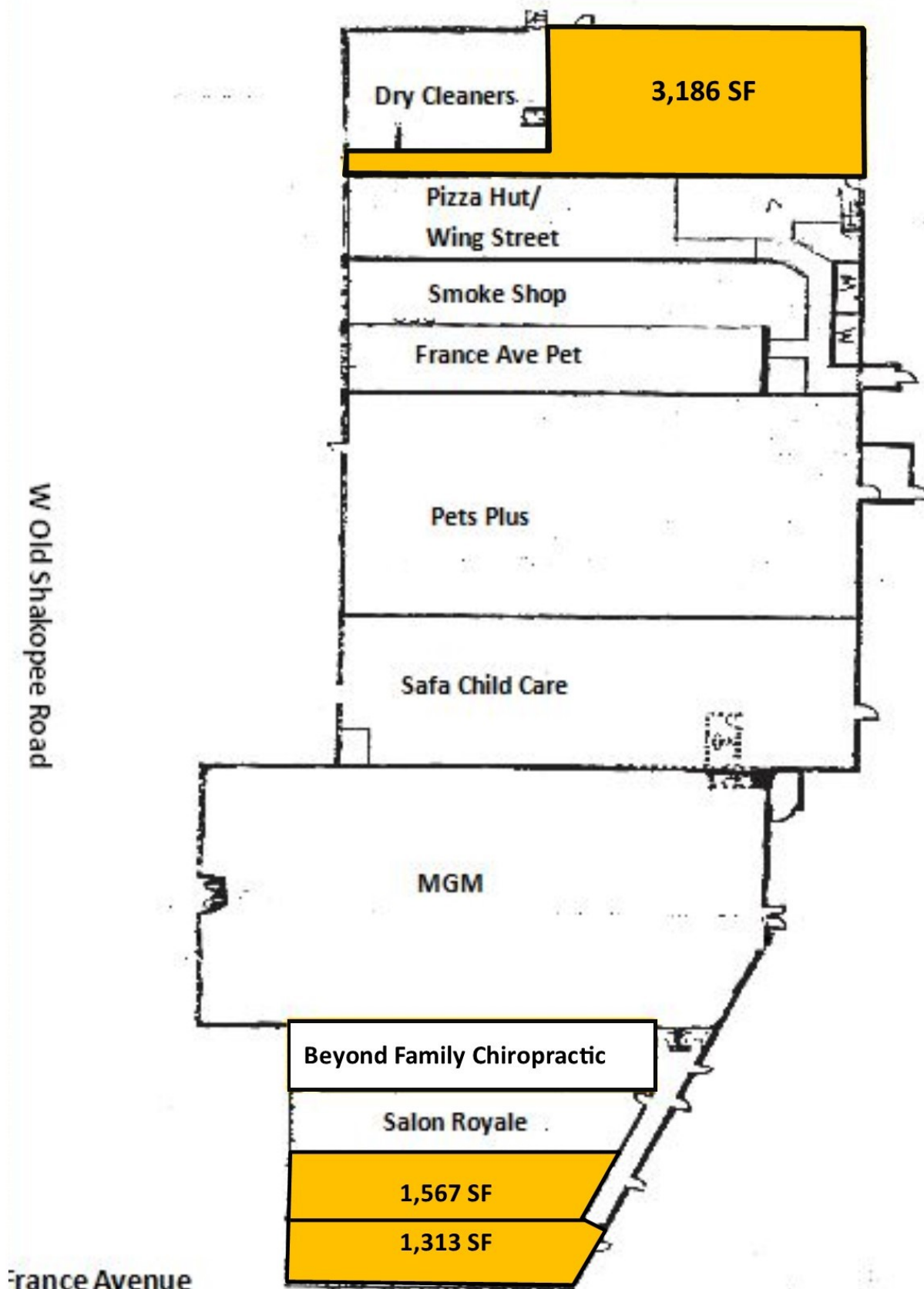
Southport Center is uniquely positioned to service the West and Est Bloomington residents. It is located in the heart of the retail hub of Old Shakopee and France Avenue, which are both main thoroughfares that receive an enormous amount of traffic.

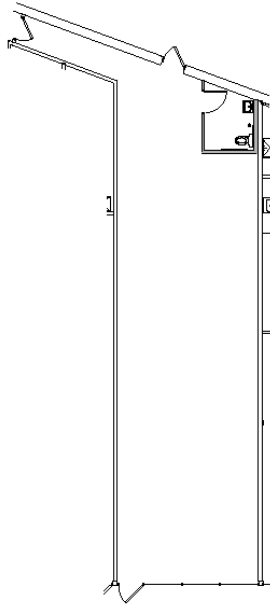
Southport Center offers great visibility on Shakopee and has two access points. National and regional chains have been attracted to the city of Bloomington over the last 25 years, as the population and employment opportunities rapidly became usual landscape of this strong business community.

CO TENANTS

Beyond Family Chiropractic
MGM Liquors
Pizza Hut/ Wing Street
Pets Supplies Plus
Salon Royale
Safa Child Care



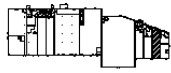




SUITE 650 - 1,567 RSF*

* RSF = MEASURING LINES TAKEN FROM EXTERIOR OF EXTERIOR WALLS, CENTER OF DEMISING WALLS AND TENANT SIDE OF MECHANICAL ROOMS/ COMMON AREA. COMMON AREA GARBAGE ROOM AND SERVICE HALL INCLUDED IN FACTOR.

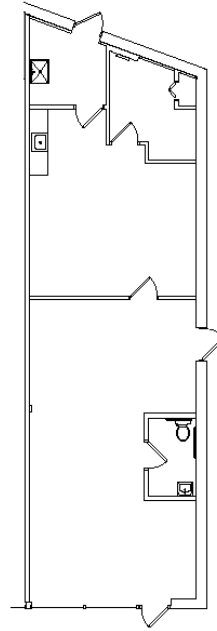
KEY PLAN - 1ST FLOOR



WJRB
Watson-Johnson-Robinson
Architects
8172-B Lake Road
Golden Valley, Minnesota 55427
Tel 763-436-0428 Fax 763-436-0481

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Shopping Center**
3701 Old Shakopee Road West
Bloomington, MN 55431

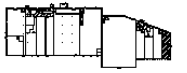
Time Properties, LLC
34255 Lakeview Road, Suite B
Vadnais Heights, MN 55110
Retail Office (651) 788-8864
Lease Office (651) 330-8403
Fax (651) 888-8519
PROPERTIES, LLC



SUITE 700 - 1,313 RSF*

* RSF = MEASURING LINES TAKEN FROM EXTERIOR OF EXTERIOR WALLS, CENTER OF DEMISING WALLS AND TENANT SIDE OF MECHANICAL ROOMS. COMMON AREA GARBAGE ROOM INCLUDED IN FACTOR.

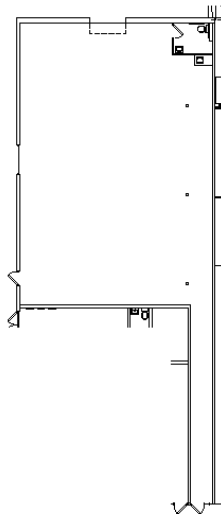
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SUITE 150 - 3,186 RSF*

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