



COUNTRYSIDE CENTER—RETAIL SPACE

7700 OLD SHAKOPEE RD W, BLOOMINGTON, MN 55438

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
CERRON.com

FOR LEASE | RETAIL

Property Highlights:

- 3,278 SF Suite Available (+ 3,200 SF stand alone building)
- 1,092 SF is former vet space
- Easy access at corner stoplight
- Reasonable lease rates (\$11.00/SF + \$9.00/SF CAM & Tax)
- Convenient to Highway 169
- Strong demographics and traffic counts (46,830 - 3 mile population)
- Convenient neighborhood center across from Dred Scott Fields & Park
- Join Dominoes, Premier Liquor, West Side Perk, Zeke's, Scoop's Ice Cream, Don Ho Restaurant, Chiropractor, Nail, Edge Hair Salon, Tranquility Massage.



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:

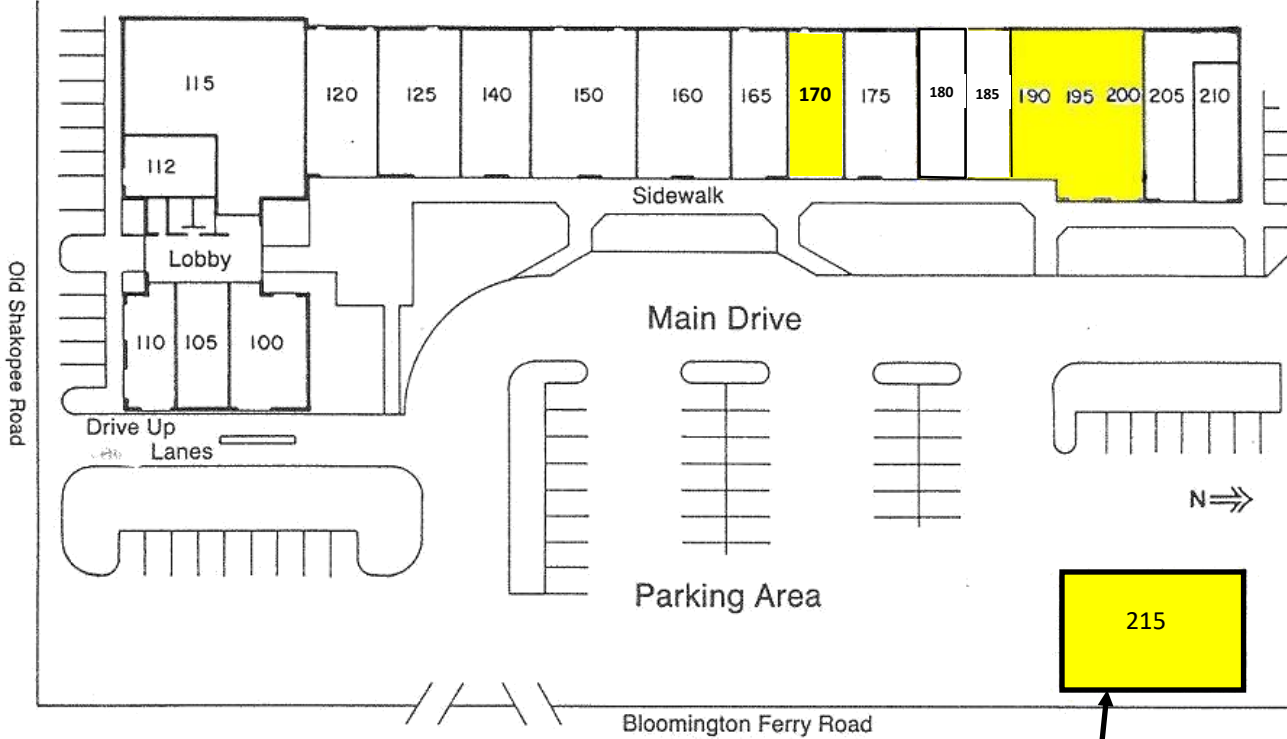
Roz Peterson
Cell: 612-708-5281
rozp@cerron.com

AVAILABILITY

COUNTRYSIDE CENTER—RETAIL SPACE

7700 OLD SHAKOPEE RD W, BLOOMINGTON, MN 55438

Building Layout



Stand Alone Building Available—see separate brochure and lease rate

Suite	Square Feet	Tenant
100	1,167	West Side Perk
105	570	Scoops Ice Cream
110	990	Don Ho's Restaurant
112	900	State Farm Insurance
115	3,274	Zeke's Restaurant
120	1,614	Tranquility Zone
125-150	4,108	Perrier Wine & Liquor
160	1,736	Edge Hair Studio
165	975	T Nails
170	1,092	AVAILABLE (Former Vet Space)
175	1,271	Arts Creative Studio
180	825	Chiro Club
185	825	Home Video Studio
190-200	2,186	AVAILABLE
205	1,328	Domino's Pizza
210	768	Gifted Barbershop
215	3,200	AVAILABLE (Stand Alone Building)

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:
Roz Peterson
 Cell: 612-708-5281
 rozp@cerron.com

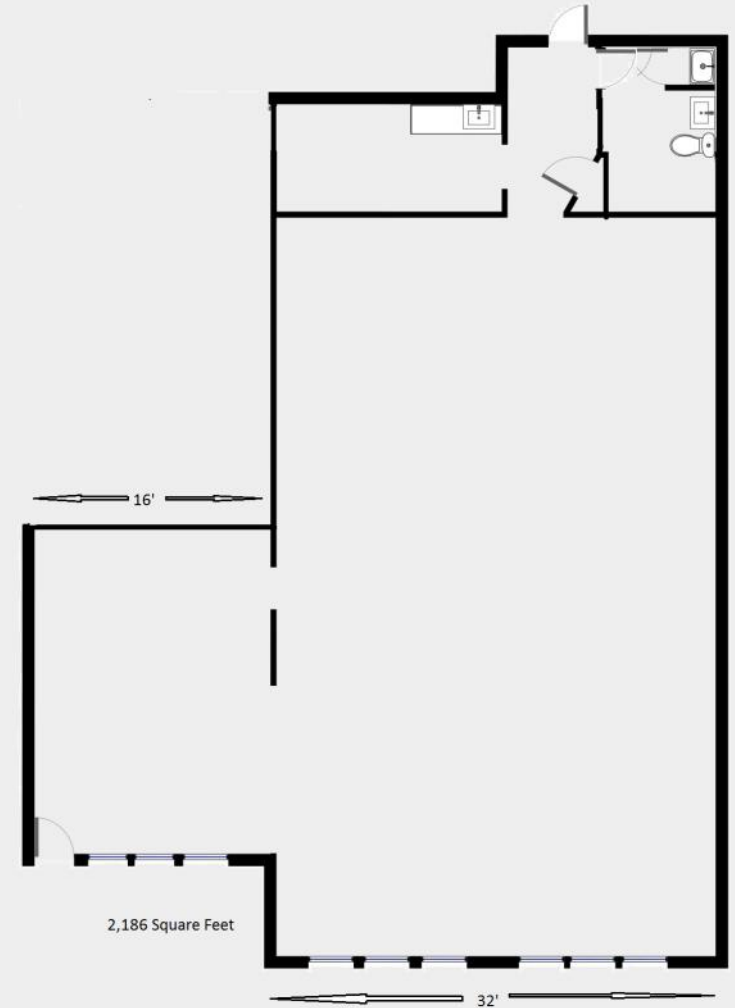
SUITES 190-200

COUNTRYSIDE CENTER—RETAIL SPACE

7700 OLD SHAKOPEE RD W, BLOOMINGTON, MN 55438



- ◆ Approx. 2,186 SF
- ◆ \$3,643/month + utilities
- ◆ 50'x48'
- ◆ Private Restroom
- ◆ Kitchenette with sink & counter
- ◆ Suite 190—491 SF
- ◆ Suite 200—1,695 SF



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:

Roz Peterson
Cell: 612-708-5281
rozp@cerron.com

AREA MAP

COUNTRYSIDE CENTER—RETAIL SPACE

7700 OLD SHAKOPEE RD W, BLOOMINGTON, MN 55438



SUBJECT PROPERTY

Demographics	1 Mile	3 Mile	5 Mile
Population	6,460	28,460	71,189
Med HH Income	\$71,315	\$83,350	\$79,614
Ave HH Income	\$89,250	\$98,652	\$92,272

Traffic Counts	Old Shakopee Rd	Bloomington Ferry Rd
Vehicles Per Day	25,500	6,200

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:
Roz Peterson
 Cell: 612-708-5281
 rozp@cerron.com