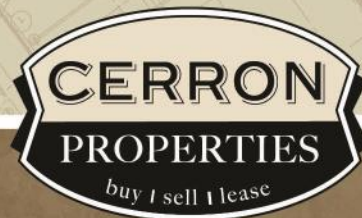


COUNTRYSIDE CENTER—STAND ALONE BUILDING

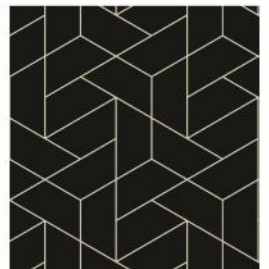
10700 BLOOMINGTON FERRY ROAD, BLOOMINGTON, MN 55438

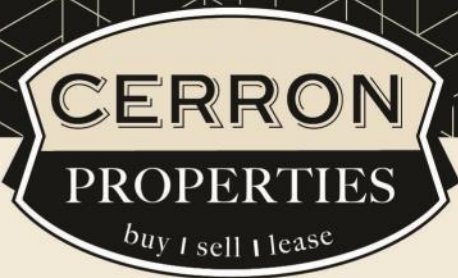


FOR LEASE | RETAIL



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COUNTRYSIDE CENTER—STAND ALONE BUILDING

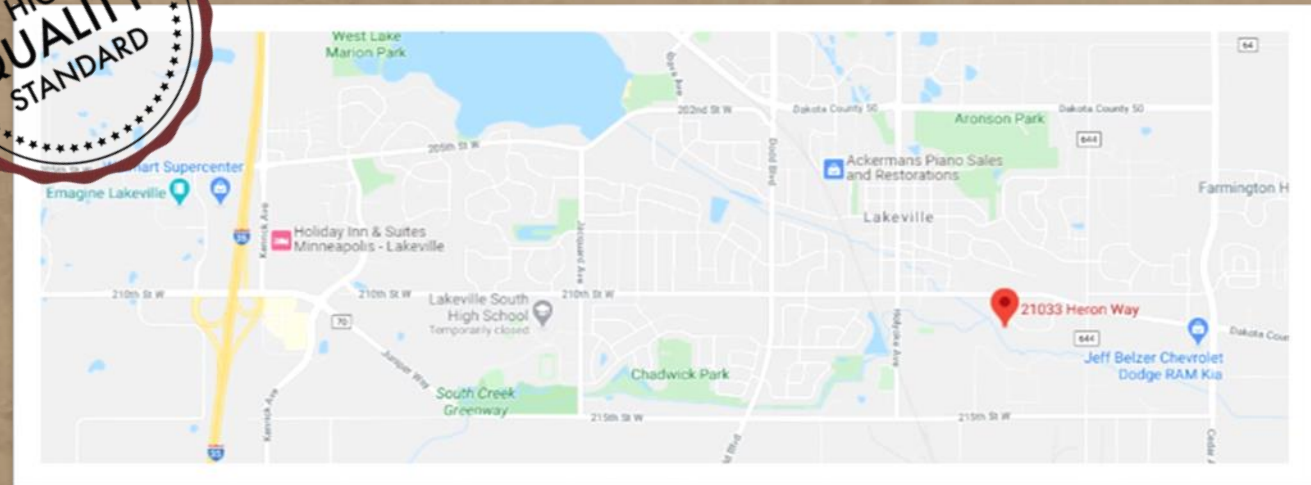
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Lakeville, MN 55044
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■ PROPERTY HIGHLIGHTS

- Approx. 3,200 Sq. Ft.
Freestanding Building with
opportunity for drive-thru
- Great visibility!
- Easy access at corner stoplight
- Reasonable lease rates
(\$15.00/SF + \$9.00 CAM & Tax)
- Convenient to Highway 169
- Strong demographics and
traffic counts
- Zoned B-2 (General Commercial)



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For more information,
please contact:
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612.708.5281
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COUNTRYSIDE CENTER—STAND ALONE BUILDING

10700 BLOOMINGTON FERRY ROAD, BLOOMINGTON, MN 55438

SUMMARY



■ TRAFFIC COUNTS:

- 25,500 vpd @ West side of Old Shakopee Rd W & Bloomington Ferry Road
- 22,900 vpd @ East side of Old Shakopee Rd W & Bloomington Ferry Road
- 6,200 vpd @ North side of Bloomington Ferry Road and Old Shakopee Road

■ DEMOGRAPHICS:

Demographics	1 Mile	3 Mile	5 Mile
Population	8,703	46,830	130,474
Med HH Income	\$77,601	\$94,131	\$89,851
Ave HH Income	\$102,177	\$125,882	\$117,147
Daytime Population	3,866	25,409	148,497

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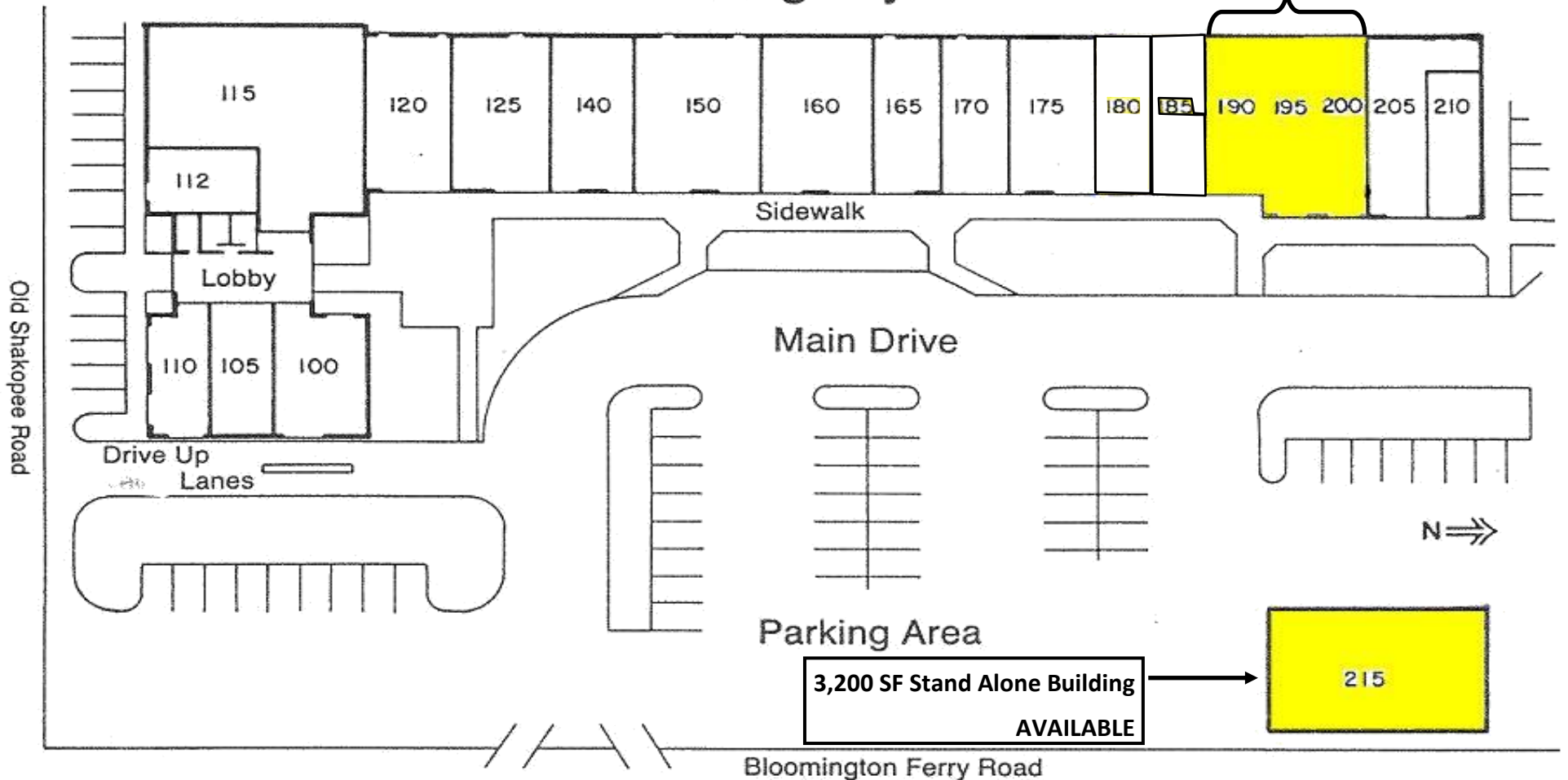
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FLOOR PLAN

Building Layout

Information on this lease space is available in a separate flyer.



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BUILDING PLAN

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7 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

8 EAST ELEVATION
SCALE 1/8" = 1'-0"

4 WEST ELEVATION
SCALE 1/8" = 1'-0"

5 NORTH ELEVATION
SCALE 1/8" = 1'-0"

6 TYPICAL CANOPY ELEVATIONS - EAST & WEST
SCALE 1/8" = 1'-0"

7 TYP CANOPY ELEV. - NORTH/SOUTH
SCALE 1/8" = 1'-0"

1 BUILDING FLOOR PLAN
SCALE 1/8" = 1'-0"

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				DRY	WET	WET	WET		
01	ENTRANCE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
02	REAR OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
03	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
04	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
05	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
06	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
07	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
08	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
09	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
10	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
11	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
12	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
13	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
14	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
15	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
16	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
17	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
18	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
19	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		
20	OFFICE	1ST	CONC.	CONC.	CONC.	CONC.	CONC.		

DOOR SCHEDULE

NO.	EL.	DOOR SIZE	FINISH	HOLD	EL.	FRAME	LASH	REMARKS
01	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
02	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
03	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
04	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
05	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
06	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
07	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
08	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
09	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
10	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
11	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
12	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
13	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
14	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
15	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
16	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
17	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
18	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
19	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	
20	1ST	36" x 80"	CONC.	CONC.	CONC.	CONC.	CONC.	

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AERIAL VIEW



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let's get started!

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