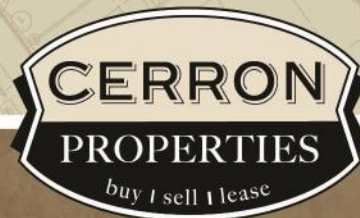


# RETAIL SPACE FOR LEASE

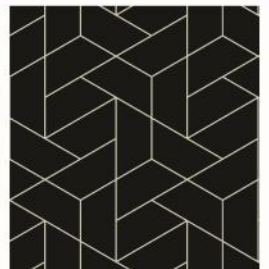
8645 LYNDALE AVENUE S, BLOOMINGTON, MN 55420

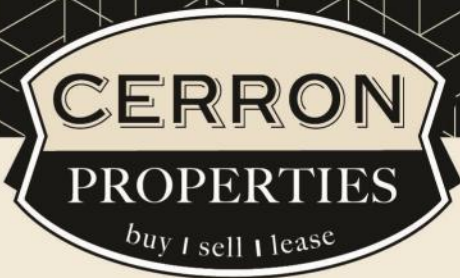


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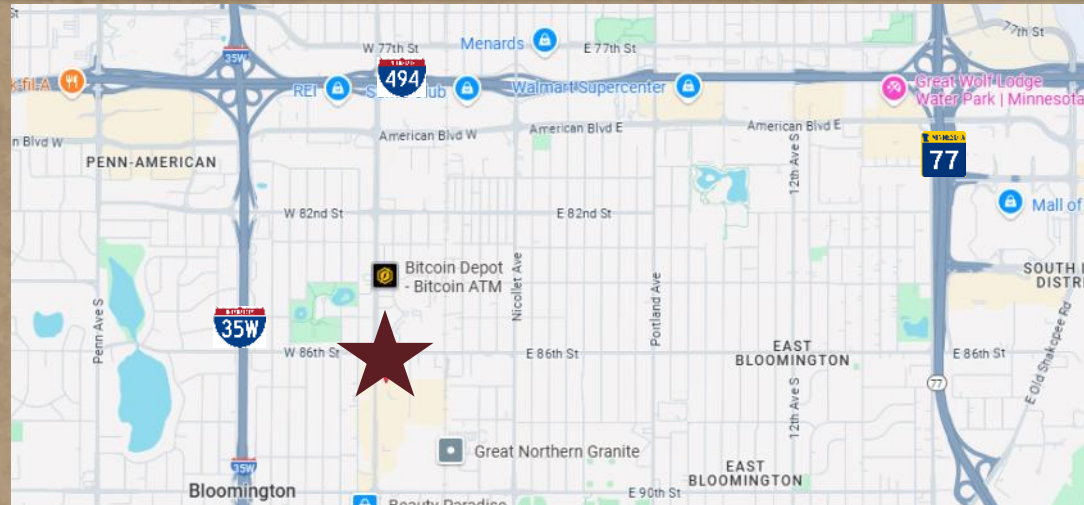
### ■ PROPERTY HIGHLIGHTS

- Approx. 5,000 SF available
- Former auto parts store
- High traffic counts: 16,100 vpd on Lyndale Ave
- Excellent location at 86th St W & Lyndale Ave
- Zoned Transitional Industrial
- Ample parking
- Handicap restroom
- Open retail show floor
- 12' drop ceiling in show floor area
- Manager's office
- Large storage area in back with 13.5' clear height
- Lease Rate: \$12.50/SF Net + \$4.72/SF CAM = \$7,175/month Total Rent

## RETAIL SPACE

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For more information,  
please contact:  
**Rocky Ranch**  
952.583.6135  
rockyr@cerron.com



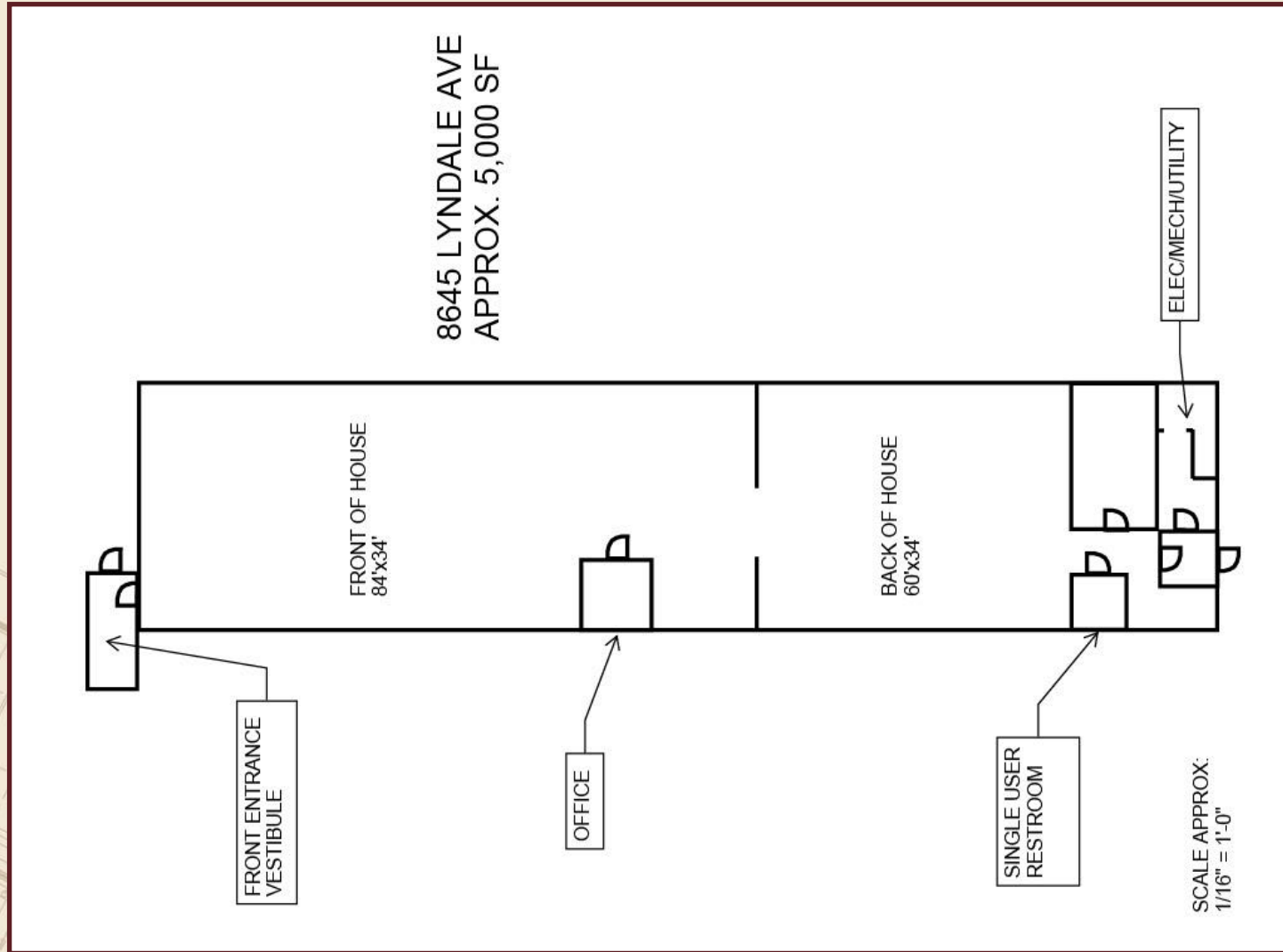
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# RETAIL SPACE

## FLOOR PLAN

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Please note: Floor plans are for illustration purposes and all dimensions are approximate.  
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# DEMOS & ZONING

# RETAIL SPACE

8645 LYNDALE AVENUE S, BLOOMINGTON, MN 55420

Demographics	1 Mile	3 Mile	5 Mile
Population	9,812	99,121	222,462
Med HH Income	\$77,525	\$80,404	\$98,964
Ave HH Income	\$96,823	\$106,566	\$137,414

Source: Esri 2024

Traffic Counts	Lyndale Ave S
Vehicles Per Day	16,100

Source: Kalibrate Technologies 2024



### Zoned Transitional Industrial District—Permitted Use Highlights:

- TI Zoning District is pretty permissive. Really the main uses that would **not be allowed** are **auto-oriented uses like vehicle repair or auto body shops**
- Warehousing, manufacturing, research are all still permitted like our other industrial districts
- TI allows for more commercial and entertainment uses like breweries, indoor recreation, daycares, sports training, health clubs, catering businesses, etc.
- Some of the new cannabis-related businesses from the Office of Cannabis Management are conditional in the TI Zoning District: cannabis combination business, cannabis manufacturer and cannabis testing facility

\* Contact Rocky or Darby for full permitted-use chart

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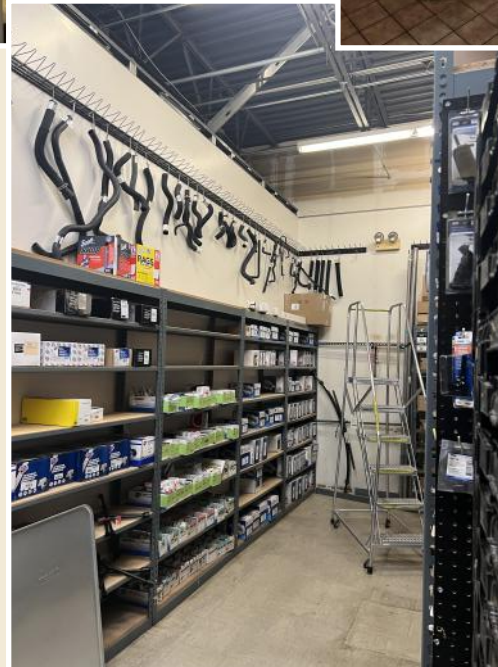
## INTERIOR PICS

# RETAIL SPACE

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While Occupied



Vacant

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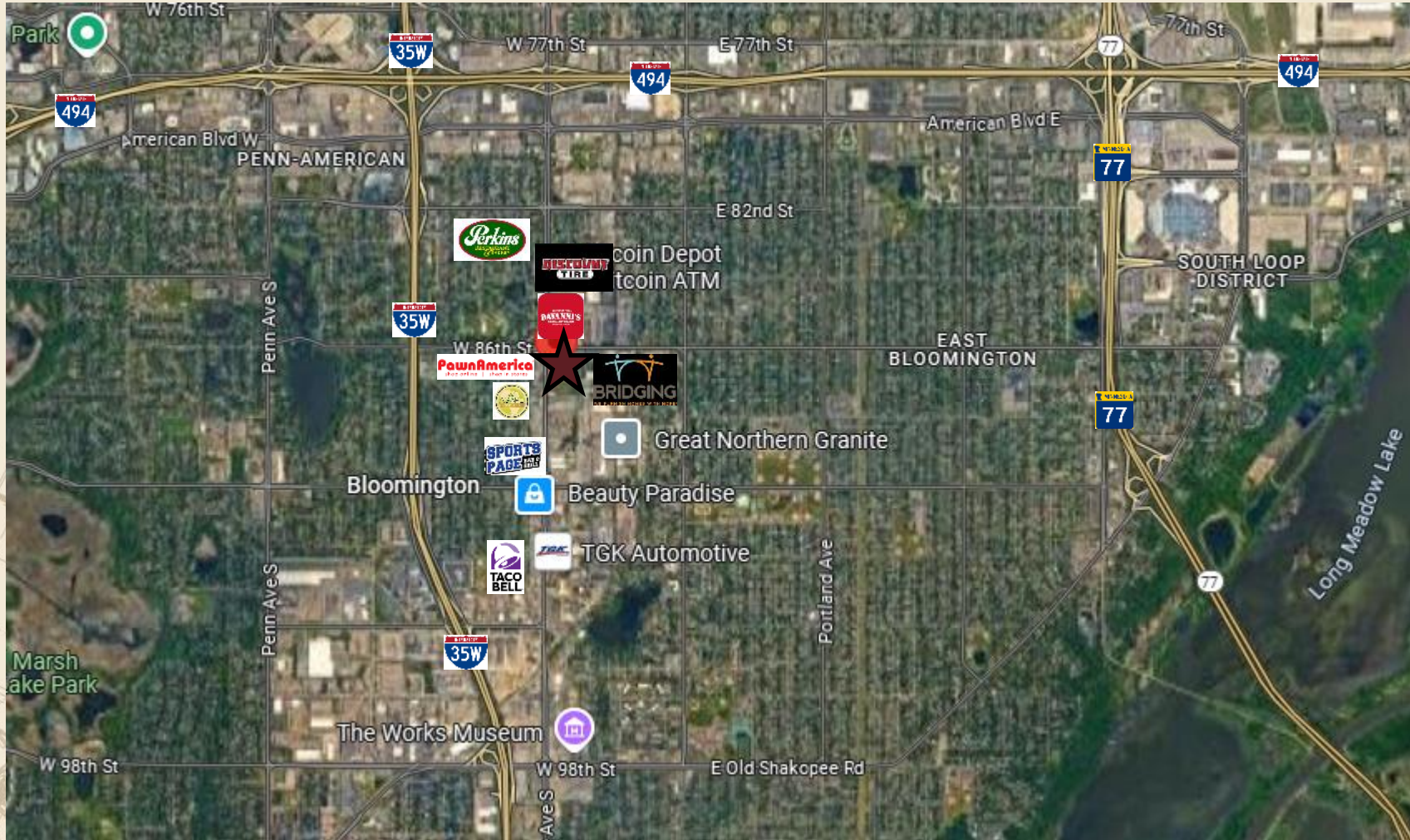


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# AREA MAP

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*let's get started!*

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