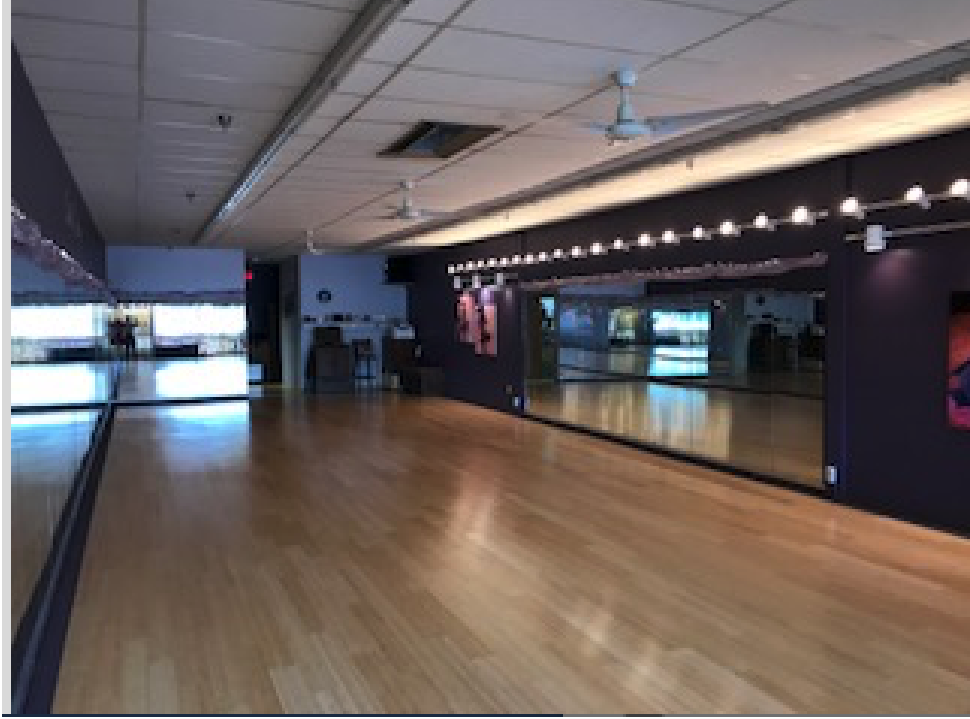


## RETAIL SPACE FOR LEASE

# SOUTHPORT SHOPPING CENTER

3701 Old Shakopee Road, Bloomington, MN 55431



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,506 SF
<b>LEASE RATE:</b>	\$1,500 / Month MG Tax & CAM Included Electric Additional
<b>LOT SIZE:</b>	3.39 Acres
<b>BUILDING SIZE:</b>	35,949 SF

### PROPERTY OVERVIEW

Retail sub-lease opportunity in the France/Old Shakopee Road area. Former dance studio with beautiful hardwood floors and mirrors. Ideal for dance, yoga, fitness, or clothing/consignment store.

Nearby tenants include Cub Foods, MGM Liquor, Big Lots, Walgreens, Dollar Tree, Bruegger's Bagels, Pizza Hut, McDonalds, Dairy Queen, and Safa Child Care.

### PROPERTY HIGHLIGHTS

- Sub-lease matures 6/30/2019
- Close to grocery store, restaurants, and other retail merchants
- Highly visible retail center with easy access and dedicated turn lane
- Private restroom and kitchenette
- Great natural & electrical lighting
- Separate metering for electric & HVAC

**KW COMMERCIAL**  
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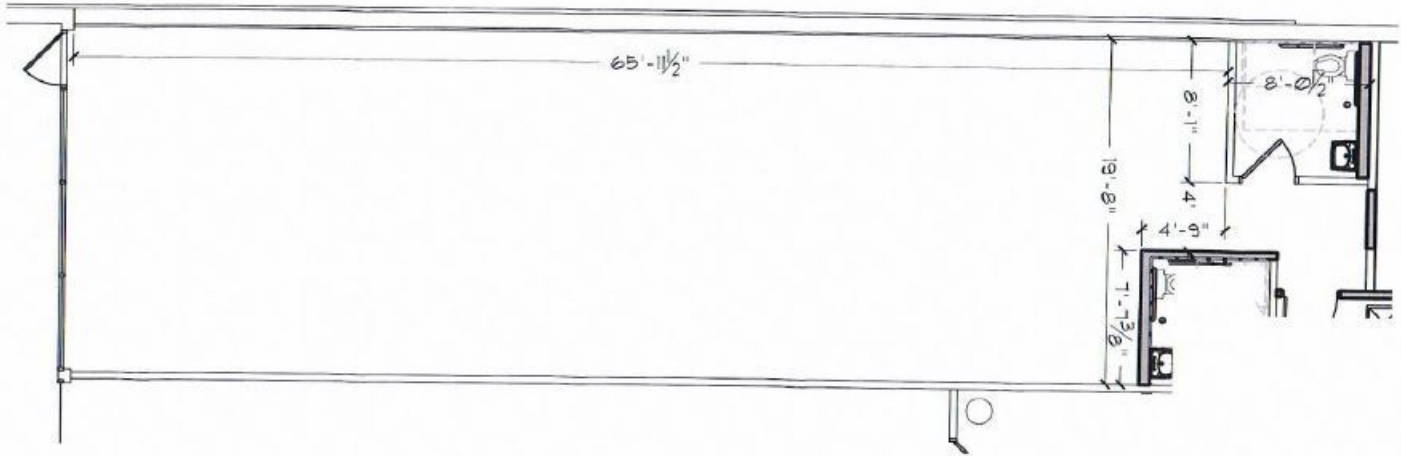
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<b>LEASE RATE:</b>	NEGOTIABLE	<b>TOTAL SPACE:</b>	1,506 SF
<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Sub-Lease

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 550	Dance/Fitness/Retail	\$1,500 per month	Modified Gross	1,506 SF	Sub-Lease	Tax & CAM Included Electric Additional

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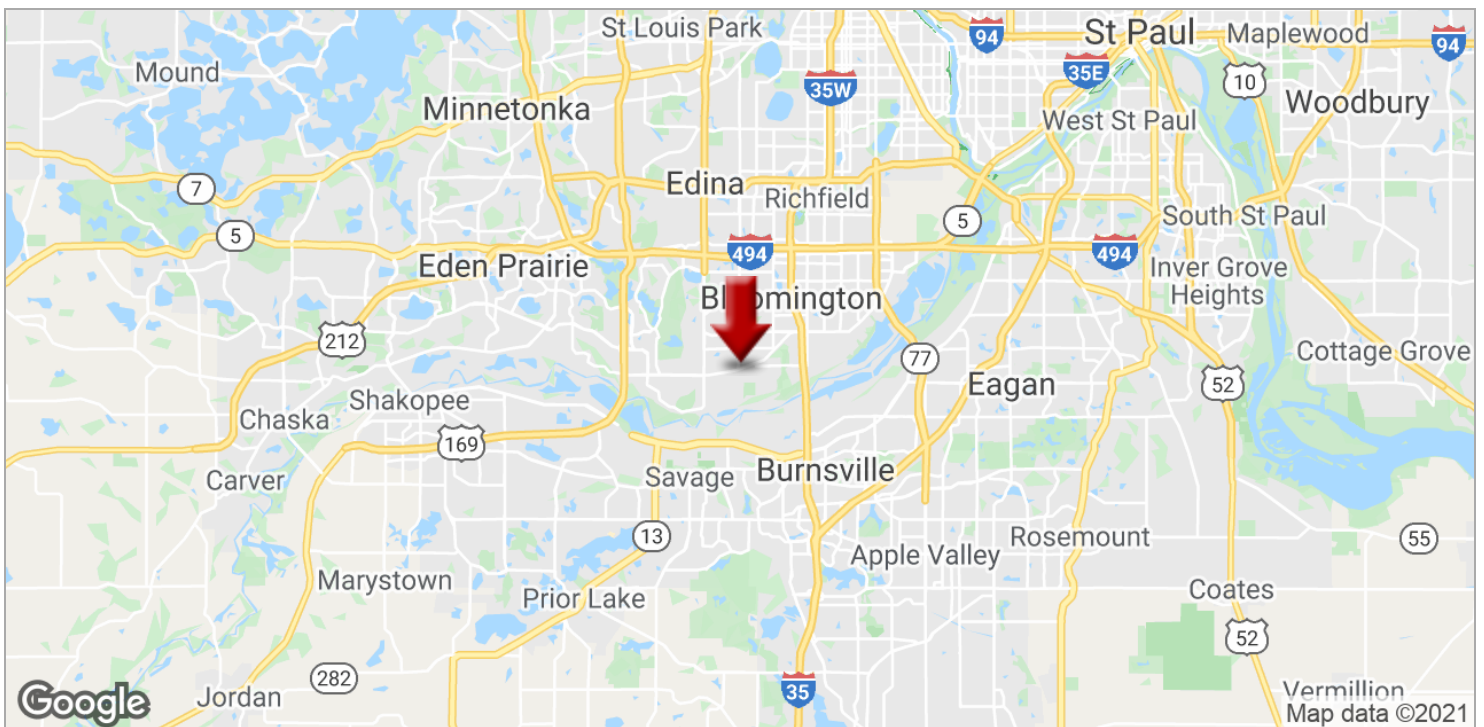
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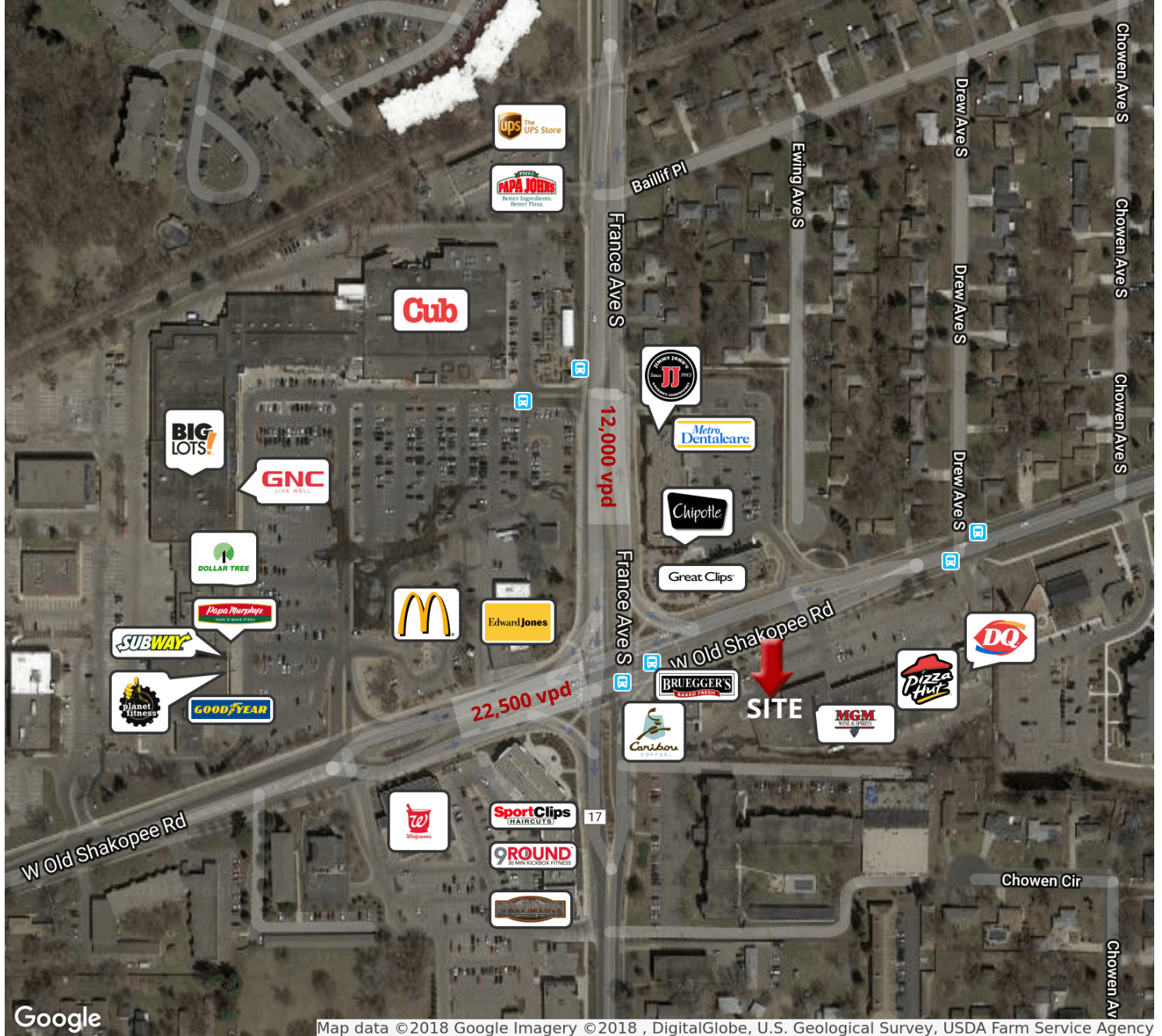
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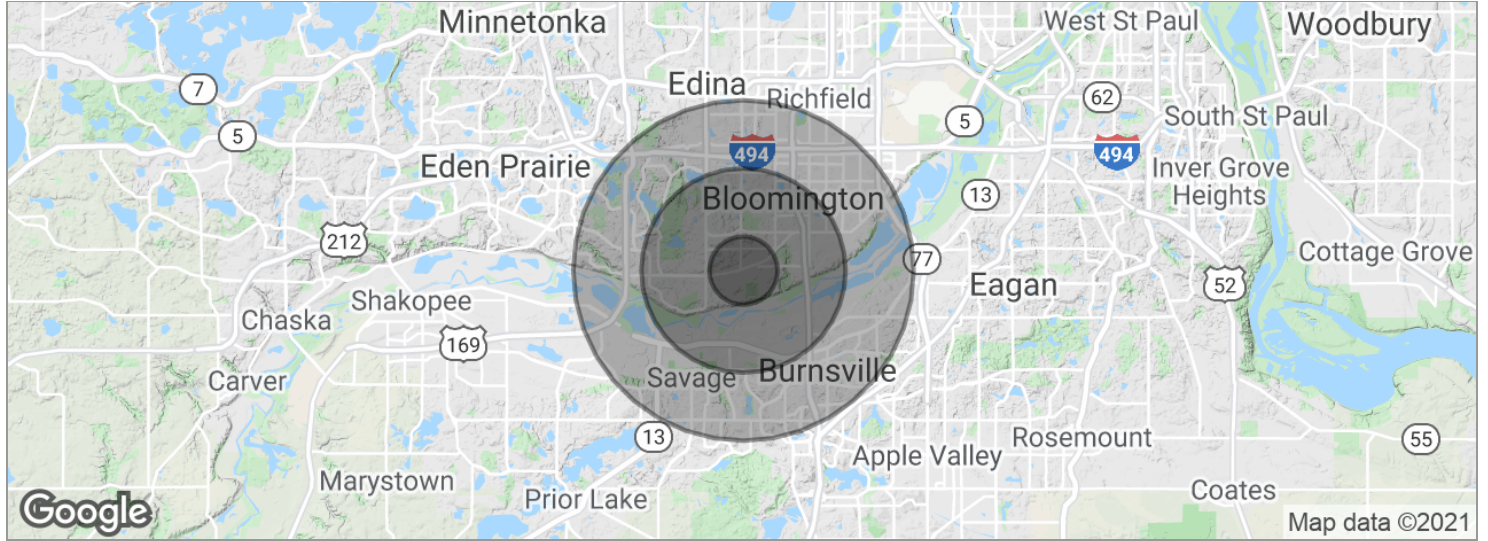
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,036	56,347	176,604
Median age	43.9	42.8	40.6
Median age (male)	42.5	41.4	39.1
Median age (Female)	45.7	44.1	41.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,441	24,286	76,431
# of persons per HH	2.3	2.3	2.3
Average HH income	\$75,329	\$79,470	\$79,251
Average house value	\$262,720	\$268,208	\$275,352

*\* Demographic data derived from 2010 US Census*

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