



For Lease

Countryside Center—7700 Old Shakopee Rd. W, Bloomington, MN

Start your business here!

Countryside Center Retail Space



- ◆ Easy access at corner stoplight
- ◆ Reasonable lease rates
- ◆ Great visibility
- ◆ Convenient to Highway 169
- ◆ 23,200 VPD on Old Shakopee Rd.
- ◆ Capitalize on strong daytime population & ballpark traffic
- ◆ Population 46,830 in 3 mile range
- ◆ Excellent center for fitness, drycleaner (off-site), karate, cell phone, video game or financial office

1,600 - 3,200 Square Feet Available

Suite 180 - 185	1,600 SF	\$11.00/SF - \$14.00/SF NNN CAM, Taxes & Insurance \$7.91/SF
Suite 190 - 200	2,581 SF	
Suite 215	3,200 SF	

For more information, contact:

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Visit our website to view properties Cerron has available at: www.cerron.com

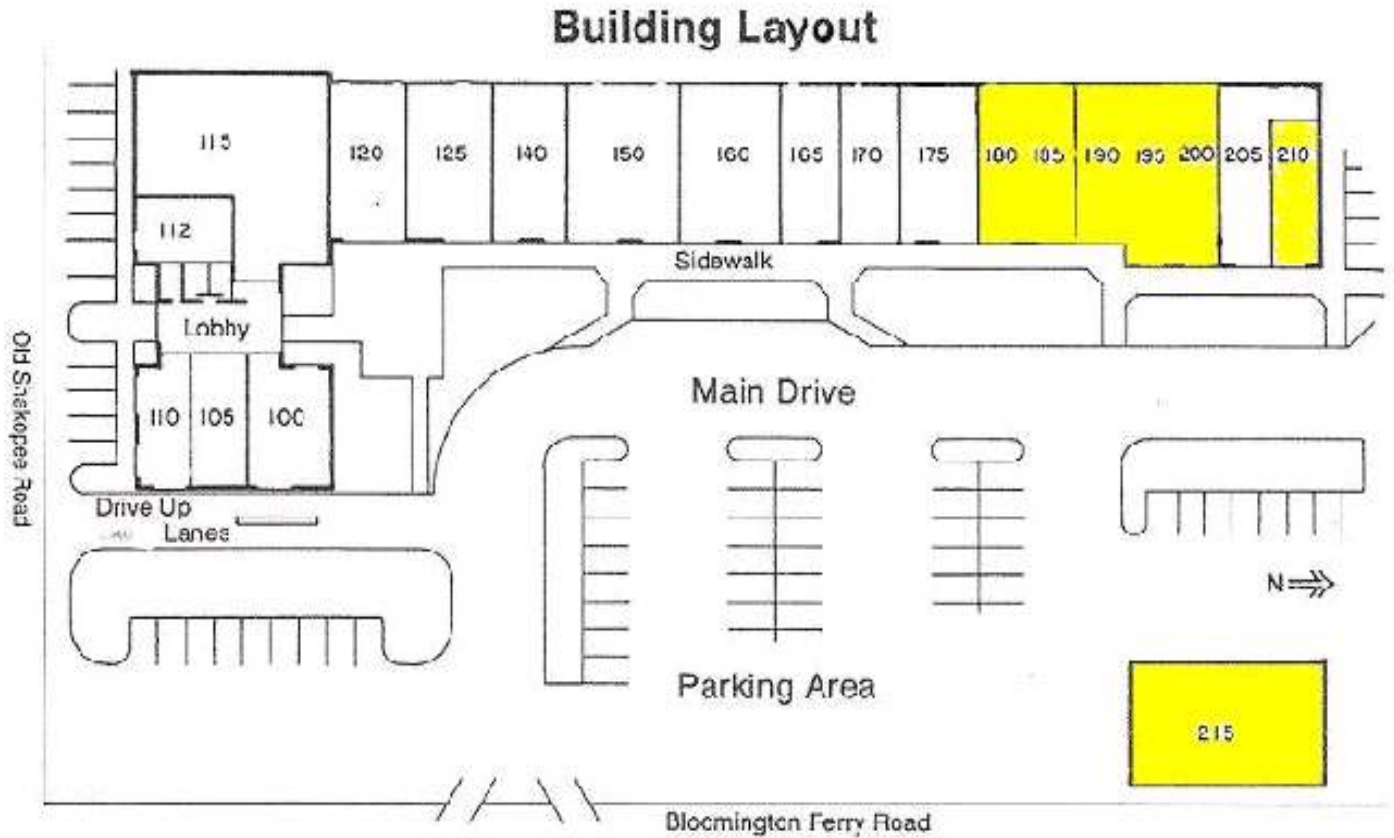
Creating Property Solutions with you for you!

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Building Layout

Countryside Center—7700 Old Shakopee Rd. W, Bloomington, MN



<u>Suite</u>	<u>Square Feet</u>	<u>Tenant</u>
100	1,167	Seattle Sutton
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	Occupied
125	1,196	Countryside Chiropractic
140	1,248	Occupied
150	1,664	Occupied
160	1,736	Great Clips
165	975	T Nails
170	1,092	Bush Lake Veterinary
175	1,271	Subway
180-185	1,650	AVAILABLE
190-200	2,581	AVAILABLE
205	1,328	Domino's Pizza
210	768	AVAILABLE
215	3,200	AVAILABLE

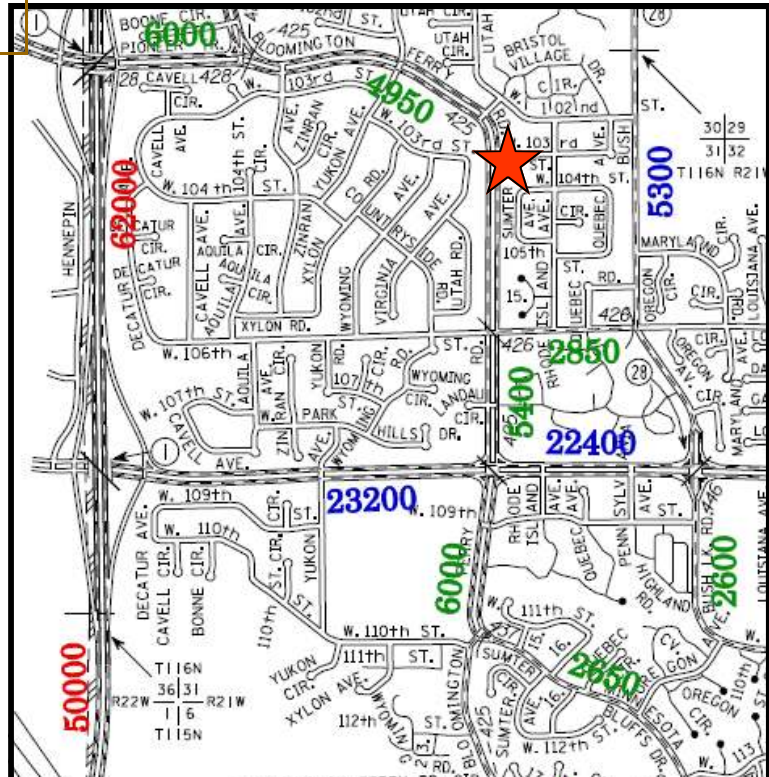
Countryside Center
 Old Shakopee Road and
 Bloomington Ferry Bridge Road
 Bloomington, MN

Aerial Maps



Traffic Counts	Vehicles/Day
Hwy 169 North	63,000
Hwy 169 South	50,000
Old Shakopee Rd W	22,400
Old Shakopee Rd E	23,200
Bloomington Ferry Bridge Rd North	5,400

Traffic Counts





Executive Summary

Prepared By: Roz Peterson

7700 W Old Shakopee Rd
Minneapolis, MN 55438
Radius: 1.0 mile

7700 W Old Shakopee Rd
Minneapolis, MN 55438
Radius: 3.0 mile

7700 W Old Shakopee Rd
Minneapolis, MN 55438
Radius: 5.0 mile

Site Type: Radius

2008 Population

Total Population	8,703	46,830	130,474
Male Population	45.8%	47.6%	48.4%
Female Population	54.2%	52.4%	51.6%
Median Age	39.3	41.9	38.7

2008 Income

Median HH Income	\$77,601	\$94,131	\$89,851
Per Capita Income	\$45,493	\$52,178	\$48,014
Average HH Income	\$102,177	\$125,882	\$117,147

2008 Households

Total Households	3,973	19,312	53,538
Average Household Size	2.15	2.39	2.42
1990-2000 Annual Rate	0.76%	1.31%	1.8%

2008 Housing

Owner Occupied Housing Units	73.1%	76.8%	71.9%
Renter Occupied Housing Units	23.7%	19.6%	24.1%
Vacant Housing Units	3.1%	3.7%	4.0%

Population

1990 Population	8,320	40,794	100,371
2000 Population	8,323	43,674	114,404
2008 Population	8,703	46,830	130,474
2013 Population	8,935	49,203	141,069
1990-2000 Annual Rate	0%	0.68%	1.32%
2000-2008 Annual Rate	0.54%	0.85%	1.61%
2008-2013 Annual Rate	0.53%	0.99%	1.57%

In the identified market area, the current year population is 130,474. In 2000, the Census count in the market area was 114,404. The rate of change since 2000 was 1.61 percent annually. The five-year projection for the population in the market area is 141,069, representing a change of 1.57 percent annually from 2008 to 2013. Currently, the population is 48.4 percent male and 51.6 percent female.

Households

1990 Households	3,452	15,441	38,907
2000 Households	3,725	17,593	46,484
2008 Households	3,973	19,312	53,538
2013 Households	4,094	20,349	57,654
1990-2000 Annual Rate	0.76%	1.31%	1.8%
2000-2008 Annual Rate	0.78%	1.14%	1.73%
2008-2013 Annual Rate	0.6%	1.05%	1.49%

The household count in this market area has changed from 46,484 in 2000 to 53,538 in the current year, a change of 1.73 percent annually. The five-year projection of households is 57,654, a change of 1.49 percent annually from the current year total. Average household size is currently 2.42, compared to 2.44 in the year 2000. The number of families in the current year is 34,370 in the market area.

Housing

Currently, 71.9 percent of the 55,752 housing units in the market area are owner occupied; 24.1 percent, renter occupied; and 4.0 percent are vacant. In 2000, there were 47,789 housing units— 73.0 percent owner occupied, 24.4 percent renter occupied and 2.5 percent vacant. The rate of change in housing units since 2000 is 1.89 percent. Median home value in the market area is \$257,590, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.84 percent annually to \$268,571. From 2000 to the current year, median home value changed by 5.56 percent annually.



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Site Type: Radius

Median Household Income

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1990 Median HH Income	\$44,352	\$51,952	\$46,981
2000 Median HH Income	\$60,781	\$68,493	\$64,943
2008 Median HH Income	\$77,601	\$94,131	\$89,851
2013 Median HH Income	\$93,113	\$107,658	\$105,901
1990-2000 Annual Rate	3.2%	2.8%	3.29%
2000-2008 Annual Rate	3.01%	3.93%	4.01%
2008-2013 Annual Rate	3.71%	2.72%	3.34%

Per Capita Income

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1990 Per Capita Income	\$22,289	\$24,210	\$22,981
2000 Per Capita Income	\$33,275	\$37,150	\$34,315
2008 Per Capita Income	\$45,493	\$52,178	\$48,014
2013 Per Capita Income	\$53,558	\$65,748	\$60,562
1990-2000 Annual Rate	4.09%	4.38%	4.09%
2000-2008 Annual Rate	3.86%	4.2%	4.16%
2008-2013 Annual Rate	3.32%	4.73%	4.75%

Average Household Income

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1990 Average Household Income	\$55,347	\$63,895	\$58,865
2000 Average Household Income	\$77,743	\$92,215	\$84,454
2008 Average HH Income	\$102,177	\$125,882	\$117,147
2013 Average HH Income	\$119,890	\$158,276	\$148,449
1990-2000 Annual Rate	3.46%	3.74%	3.68%
2000-2008 Annual Rate	3.37%	3.84%	4.05%
2008-2013 Annual Rate	3.25%	4.69%	4.85%

Households by Income

Current median household income is \$89,851 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$105,901 in five years. In 2000, median household income was \$64,943, compared to \$46,981 in 1990.

Current average household income is \$117,147 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$148,449 in five years. In 2000, average household income was \$84,454, compared to \$58,865 in 1990.

Current per capita income is \$48,014 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$60,562 in five years. In 2000, the per capita income was \$34,315, compared to \$22,981 in 1990.

Population by Employment

	7700 W Old Shakopee Rd Minneapolis, MN 55438 Radius: 1.0 mile	7700 W Old Shakopee Rd Minneapolis, MN 55438 Radius: 3.0 mile	7700 W Old Shakopee Rd Minneapolis, MN 55438 Radius: 5.0 mile
Total Businesses	202	1,734	8,857
Total Employees	3,866	25,409	148,497

Currently, 96.0 percent of the civilian labor force in the identified market area is employed and 4.0 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.3 percent of the civilian labor force, and unemployment will be 3.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 74.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 76.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 10.6 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 12.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 83.9 percent of the market area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 21.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 3.6 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 17.7 percent were high school graduates only (29.6 percent in the U.S.)
- 8.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 33.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 14.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)