



For Sale or Lease

10700 Bloomington Ferry Road, Bloomington, MN

Start your business here!



Great Opportunity for Stand Alone Building in High Traffic Location!

- ◆ .73 Acre Parcel
- ◆ 3,200 SF former Oasis Market
- ◆ Easy access at corner stoplight
- ◆ Reasonable lease rates (\$11.00/SF)
- ◆ Sale Price—Negotiable
- ◆ Convenient to Highway 169
- ◆ Strong demographics and traffic counts
- ◆ Excellent center for fitness, drycleaner (off-site), bank, karate, cell phone, video game, pet supply or financial office



For more information, contact:

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

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 Pop.	3,866	25,409	148,497

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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.



Site Layout

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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



- ◆ CAM—\$3.96/SF
- ◆ Real Estate Taxes—\$6.72/SF
- ◆ Total—\$10.68/SF

Aerial View





Exterior Views

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Interior Views

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