

## RETAIL FOR LEASE

# AMSDEN RIDGE SHOPPING CENTER

9330-9360 Ensign Avenue South, Bloomington, MN 55438



AVAILABLE SF:	1,029 - 3,820 SF
LEASE RATE:	\$14.00 SF/Yr (NNN)
BUILDING SIZE:	27,887 SF
CROSS STREETS:	Bloomington Ferry Road
TRAFFIC COUNTS:	78,000 Vpd Highway 169 7,800 Vpd Bloomington Ferry
2017 CAM & TAXES	\$8.51

### PROPERTY OVERVIEW

Located in West Bloomington, Amsden Ridge consists of two (2) retail buildings. Amsden I is 19,195 square feet and Amsden II is 8,692 square feet. There is currently a nice mix of tenants. Area businesses include McDonald's, Super America, M & I Bank, and Government Offices.

2017 CAM: \$4.62 psf

2017 Taxes: \$3.89 psf

### PROPERTY FEATURES

- Space is available in both the Amsden I and Amsden II buildings
- Ideal for retail or small office / medical
- Easy access to Highway 169
- Pylon and building signage opportunities available

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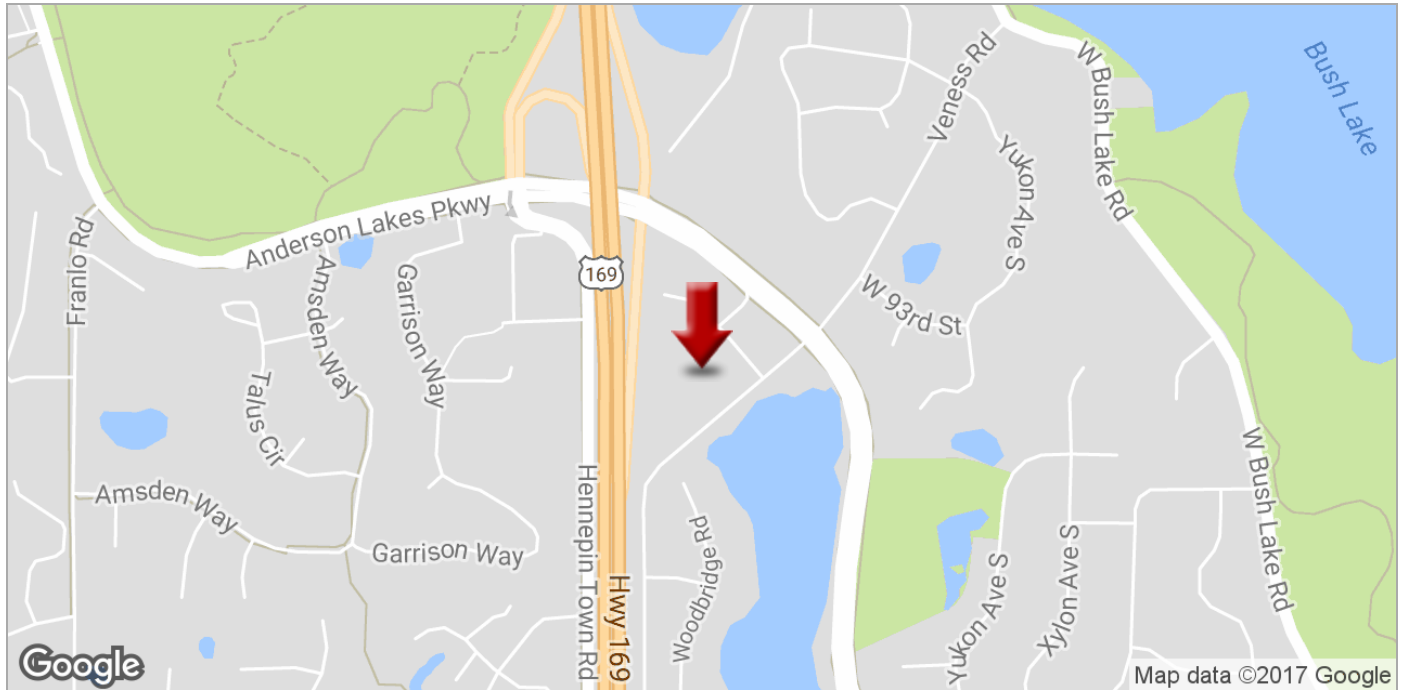
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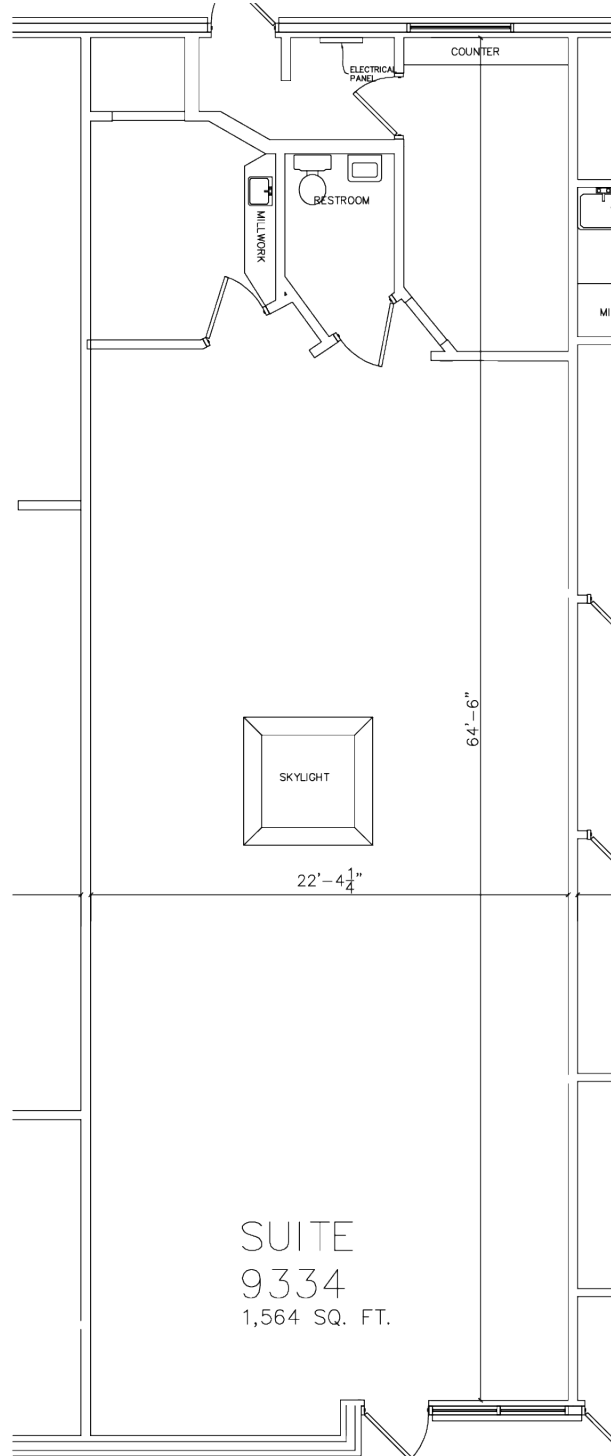
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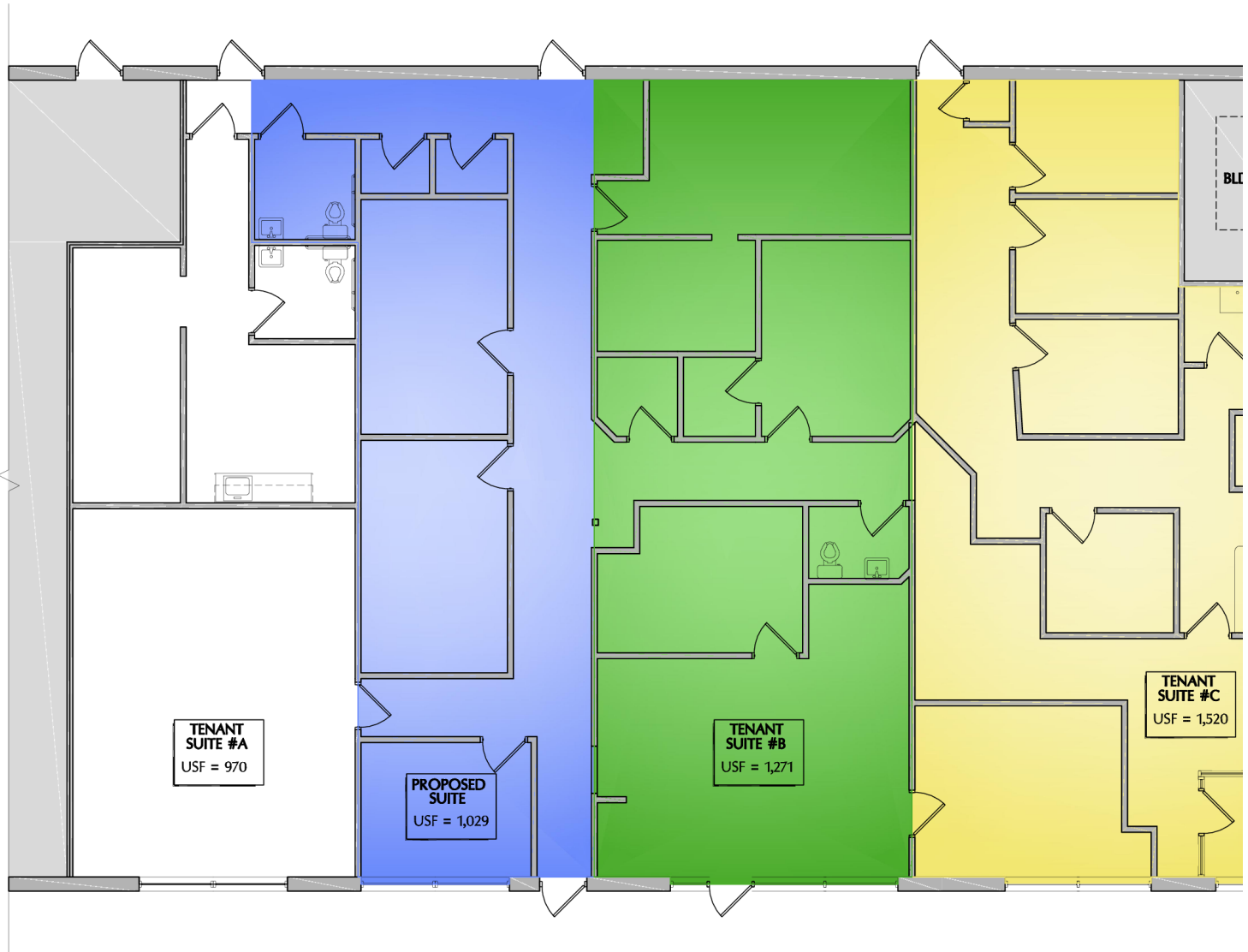
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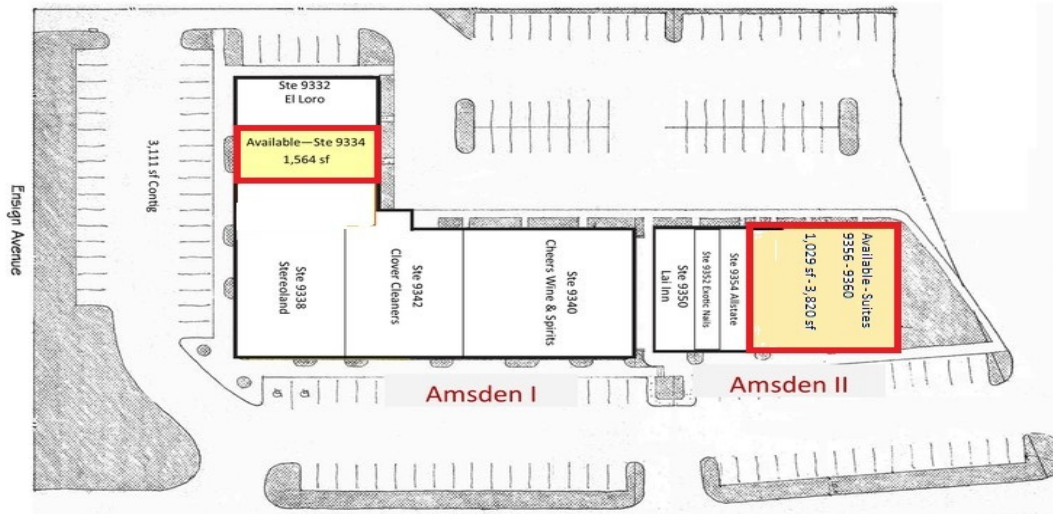
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Amsden I 9334	Neighborhood Center	NEGOTIABLE	NNN	1,564 SF	VACANT
Amsden II 9356	Neighborhood Center	NEGOTIABLE	NNN	1,029 - 3,820 SF	VACANT
Amsden II 9358	Neighborhood Center	NEGOTIABLE	NNN	1,271 - 3,820 SF	VACANT
Amsden II 9360	Neighborhood Center	NEGOTIABLE	NNN	1,520 - 3,820 SF	VACANT

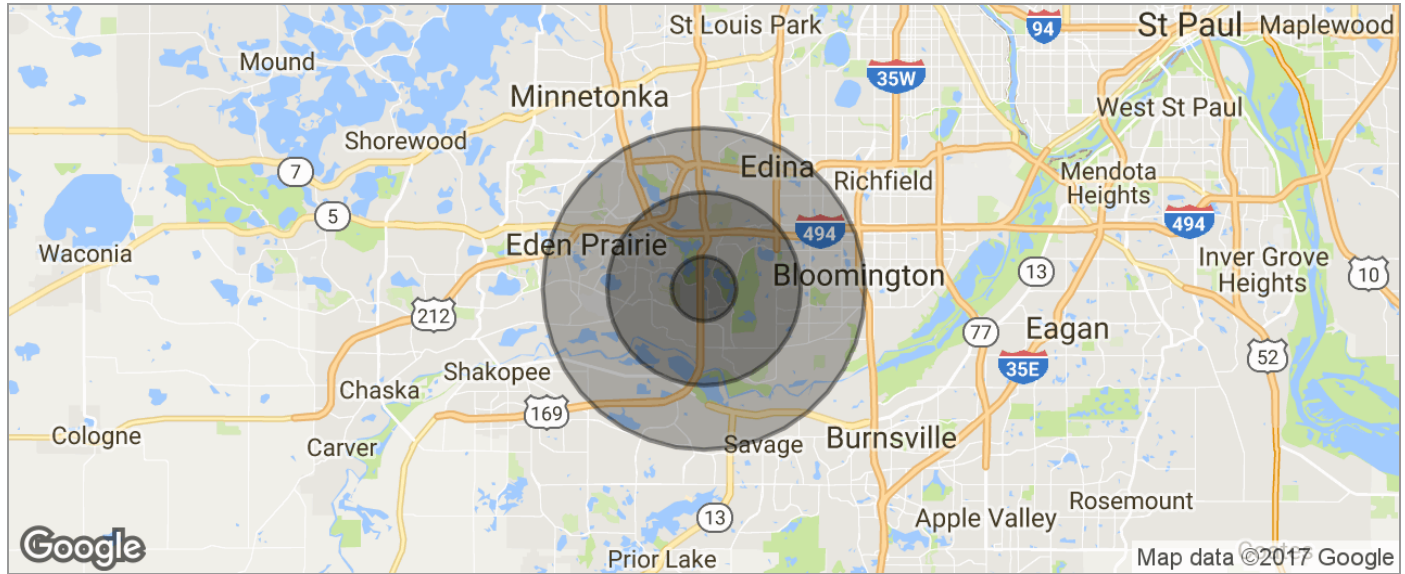
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,302	46,177	129,209
MEDIAN AGE	41.8	42.2	40.8
MEDIAN AGE (MALE)	39.7	40.0	39.1
MEDIAN AGE (FEMALE)	42.5	43.3	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,751	19,673	54,581
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$108,022	\$109,490	\$106,460
AVERAGE HOUSE VALUE	\$381,066	\$386,347	\$358,850
RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.7%	84.1%	81.7%
% BLACK	5.3%	5.8%	5.3%
% ASIAN	5.2%	6.7%	8.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.4%
% OTHER	1.0%	1.4%	2.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.5%	2.6%	4.1%

\* Demographic data derived from 2010 US Census

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