

FOR LEASE

4,975SF, or 9,978SF (Combined 14,953SF)

Village Square Shopping Center
7838 Portland Avenue South
BLOOMINGTON, MINNESOTA 55420



**LOCATED ON BUSY PORTLAND,
AMERICAN BOULEVARD & HIGHWAY 494.
JOIN WALGREEN'S!**

- For Lease: 9,978SF (Inline)
4,975SF (North Endcap)
14,953SF (Combined)
- Current Tenants: Walgreen's, Pilgrim Cleaners, Jimmy John's, Toppers Pizza, Nails Today, Harbor Freight (2016)
- Center currently under remodel
- Adjacent to Bloomington Walmart
- Demographics (2017 Estimates):



	<u>MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	16,674	88,930	234,585
Average Age	35	39	40
Median HH Income	\$51,082	\$54,203	\$63,944
Average HH Income	\$60,346	\$68,172	\$85,181



LISA L. DIEHL CCIM
Real Estate Brokerage, Consulting & Development

Skilled direction for your real estate needs

FOR MORE INFORMATION, CONTACT:

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This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

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WEST ELEVATION



SOUTH ELEVATION



SOUTH END ELEVATION



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