

RETAIL FOR LEASE TOWN & COUNTRY CENTER

7812 Portland Avenue South | Bloomington, MN 55420


TRANSWESTERN
REAL ESTATE
SERVICES



BRAD KAPLAN ccim | 612.359.1625 | brad.kaplan@transwestern.com

TOWN & COUNTRY CENTER OVERVIEW



PROPERTY INFORMATION

LOCATION: SWQ I-494 & Portland Avenue | Bloomington, MN
DESCRIPTION: Neighborhood retail center with great visibility and easy access to I-494
BUILDING GLA: 41,539 sf
PARKING: 225 spaces

AVAILABLE

SUITE 7830: 1,400 sf
SUITE 7810: 11,411 sf

2025 EST CAM/TAX

\$10.58 psf
 [\$6.33 psf CAM + \$4.25 psf Taxes]

DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	16,844	96,263	248,585
Daytime Population	17,271	141,057	302,763
Average HH Income	\$87,015	\$104,487	\$129,784
Median HH Income	\$63,481	\$76,960	\$91,357

* Sources: ESRI 2023 est & MN Dept of Transportation 2022 Study avgs are per day total cars

TRAFFIC COUNTS

18,700 vpd American Boulevard
 120,982 vpd I-494
 8,270 vpd Portland Avenue

CONTACT

BRAD KAPLAN ccim | 612.359.1625 | brad.kaplan@transwestern.com



CENTER TENANTS

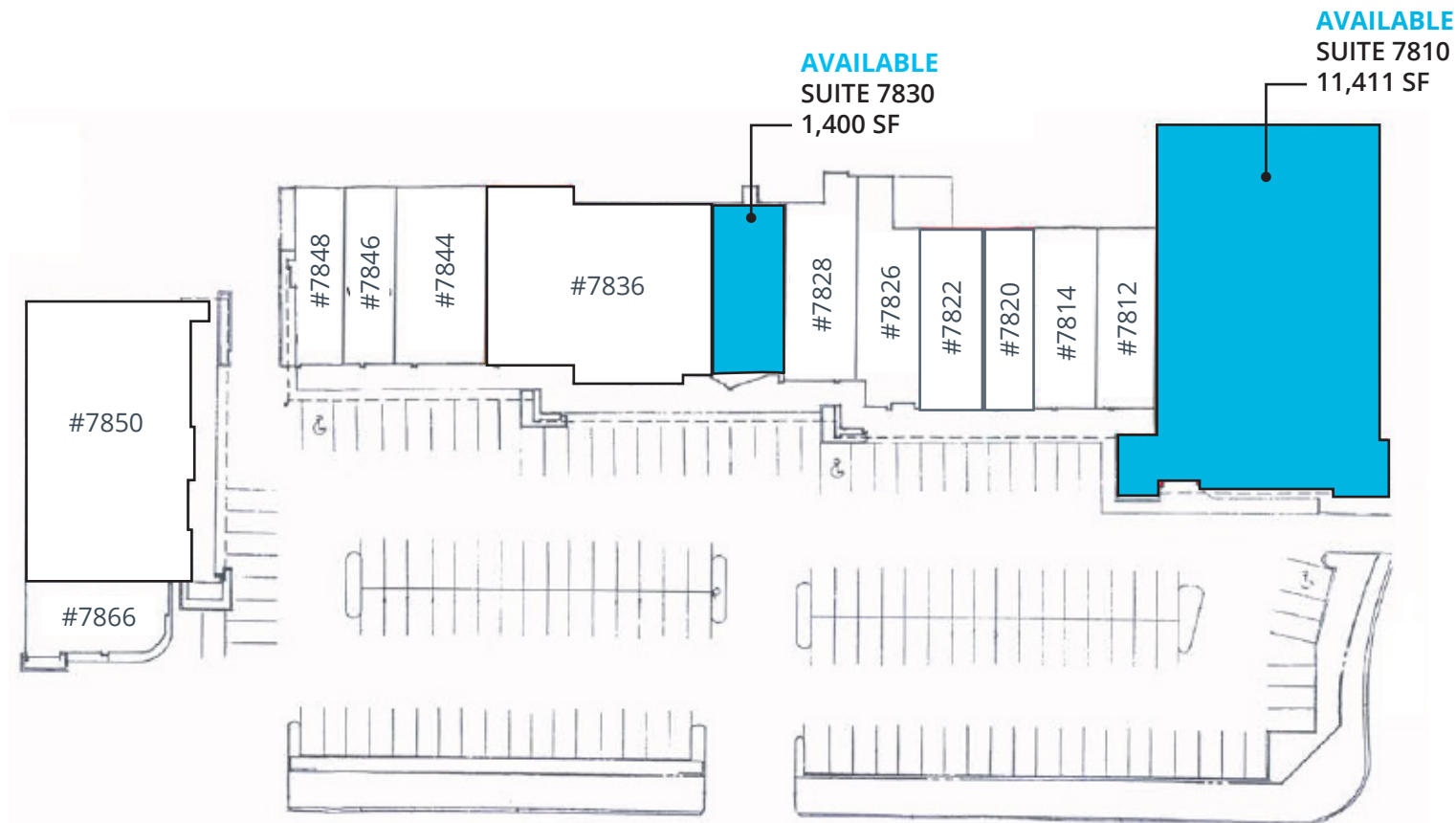


AREA TENANTS



TOWN & COUNTRY CENTER

OVERALL SITE PLAN



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
7810	AVAILABLE	11,411 SF	7826	India Cafe	1,400 SF	7846	Upper Cutz Barbershop	1,400 SF
7812	Fantasy House Gifts	1,400 SF	7828	Scramblin' Egg	1,400 SF	7848	Supercash	1,400 SF
7814	Kabob's Indian Grill	1,400 SF	7830	AVAILABLE	1,400 SF	7850	Otto's Liquor	6,300 SF
7820	Jackson Hewitt	1,400 SF	7836	TBS Mart	6,300 SF	7866	Subway	1,428 SF
7822	El Mariachi	2,800 SF	7844	Pizza Hut	2,100 SF			

CONTACT **BRAD KAPLAN** ccim | 612.359.1625 | brad.kaplan@transwestern.com