



DEVELOPMENT SITE AVAILABLE

5700 W 78TH STREET | BLOOMINGTON, MN



PROPERTY SUMMARY

LOCATION: 5700 W 78th Street | Bloomington, MN
DESCRIPTION: Double Tree parking lot
LOT SIZE: 2.57 acres
PARCEL ID: 16.116.21.22.0002
ZONING: CS 1: Commercial Service

FOR SALE

ASKING PRICE: Negotiable

TRAFFIC COUNTS

142,116 VPD I-494
61,466 VPD MN-100
15,721 VPD Edina Industrial Blvd

HIGHLIGHTS

- Superb location in the NWQ of I-494 + MN 100 and within 10 miles of MSP Airport and the Mall of America
- Hotel has ground leased the parking lot for over 40+ years
- Great development site with easy access and excellent visibility
- In place income while developer secures entitlements with cancellation provisions

DEMOGRAPHICS

DISTANCE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,809	75,411	245,082
DAYTIME EMPLOYMENT	33,589	104,064	24,555
MEDIAN HH INCOME	\$92,420	\$94,328	\$94,059
AVERAGE HH INCOME	\$122,575	\$122,845	\$121,487

AREA TENANTS



**for information
CONTACT**

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 **TRANSWESTERN** REAL ESTATE SERVICES



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