

224 West 82nd Street

MINNEAPOLIS, MN



LEASE BROCHURE

KW COMMERCIAL

14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

PRESENTED BY:

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MINNEAPOLIS, MN

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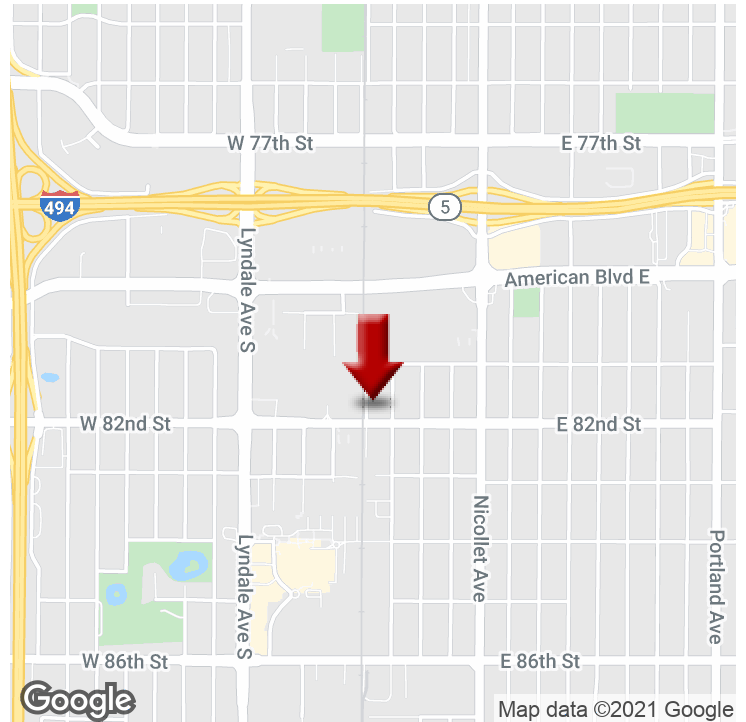
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OFFICE FOR LEASE

224 WEST 82ND STREET

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OFFERING SUMMARY

AVAILABLE SF:	700 SF
LEASE RATE:	\$700.00 per month (Gross)
LOT SIZE:	0.37 Acres
BUILDING SIZE:	9,480 SF

PROPERTY OVERVIEW

- Great Central Bloomington location, perfect for smaller construction trade or new business start up office
- Easy access to main highways 35W or 494
- Currently occupied as main office by roofing and siding contractor
- Two (2) parking spaces on premises, additional off street parking nearby
- Electric fireplace heating
- Separate back office and main lobby area
- Common area bathrooms and small storage, co-tenant building
- Locally owned and managed

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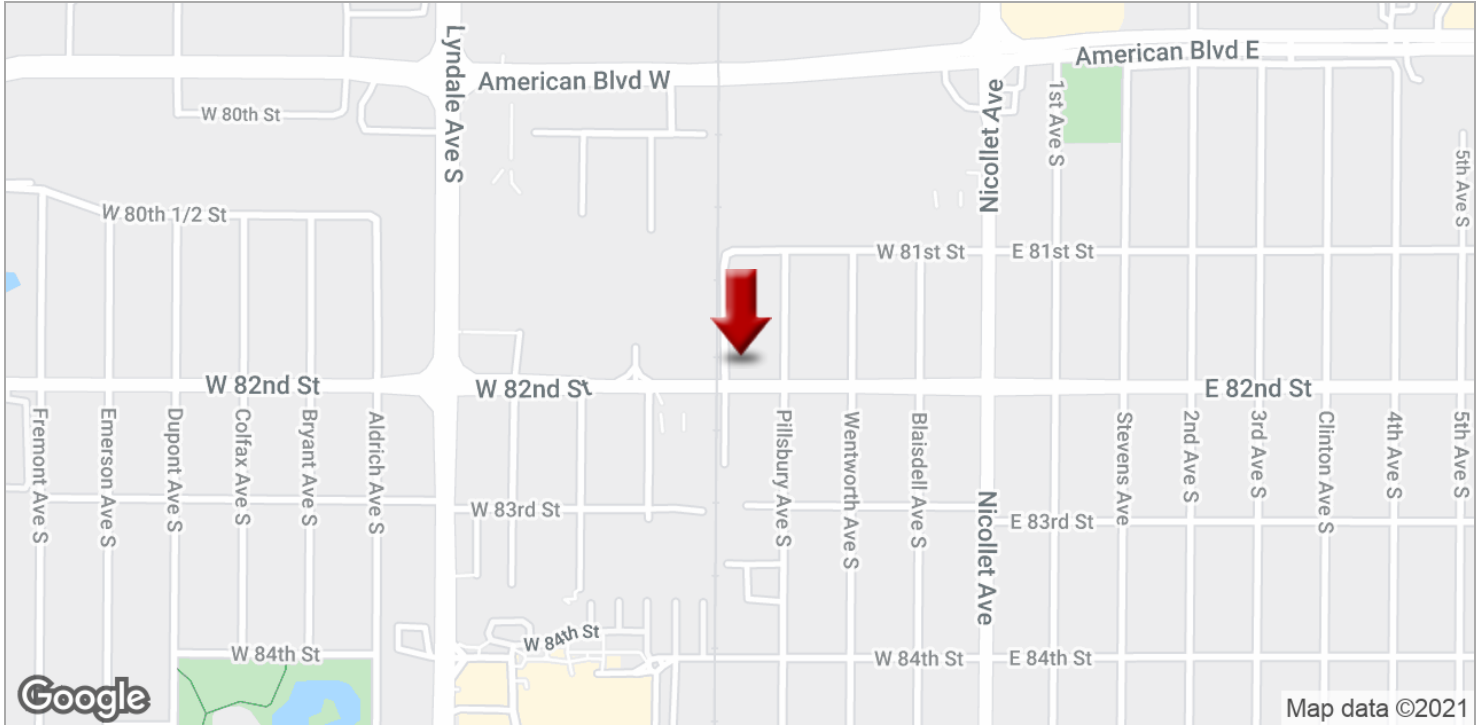
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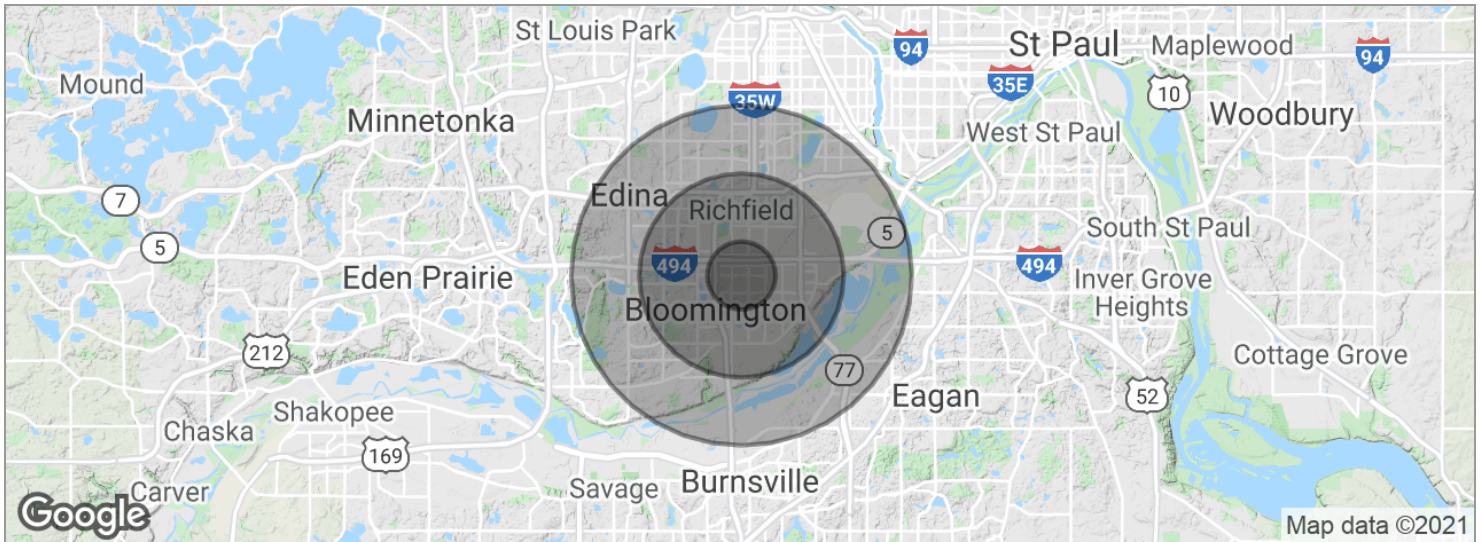
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,855	105,672	248,198
Median age	38.8	38.4	39.1
Median age (male)	38.6	36.9	37.8
Median age (Female)	39.4	40.2	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,715	45,620	107,762
# of persons per HH	2.3	2.3	2.3
Average HH income	\$55,049	\$62,525	\$80,552
Average house value	\$232,093	\$242,021	\$319,332

* Demographic data derived from 2010 US Census

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