

1224 WEST 96TH STREET, BLOOMINGTON, MN 55431

**FOR LEASE**



## OFFERING SUMMARY

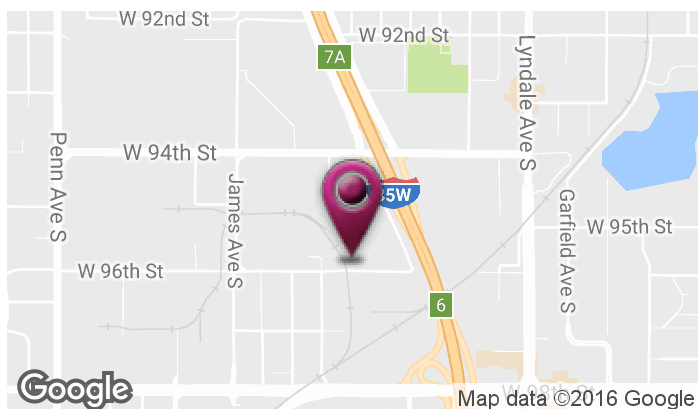
**Lease Rate:** \$14.50 SF/yr (Gross)

**Lot Size:** 5.4 Acres

**Year Built:** 1964 & 1987 (addition)

**Building Size:** 102,340 SF

**Renovated:** 2007



- Located off 35W near I-494
- Close proximity to Richfield, Burnsville, Edina, and Minneapolis
- Ample parking
- Custom build-outs available

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**JGM PROPERTIES**  
1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

For More Information Contact:

**ELI RUSSELL**  
612.290.1037

[elir@jgmproperties.com](mailto:elir@jgmproperties.com)

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## PROPERTY OVERVIEW

JGM is pleased to present to you an immaculate building with office space available for lease. We offer a variety of sizes from small individual suites to large offices of up to 10,000 square feet.

## LOCATION OVERVIEW

This amazing building with office space and small studio offices available is located off 35W & the 96th Street Exit in Bloomington, within 1 mile of I-494. It's not only convenient for you to access, but everyone else that is coming to visit you as well.

## PROPERTY HIGHLIGHTS

Located off 35W near I-494

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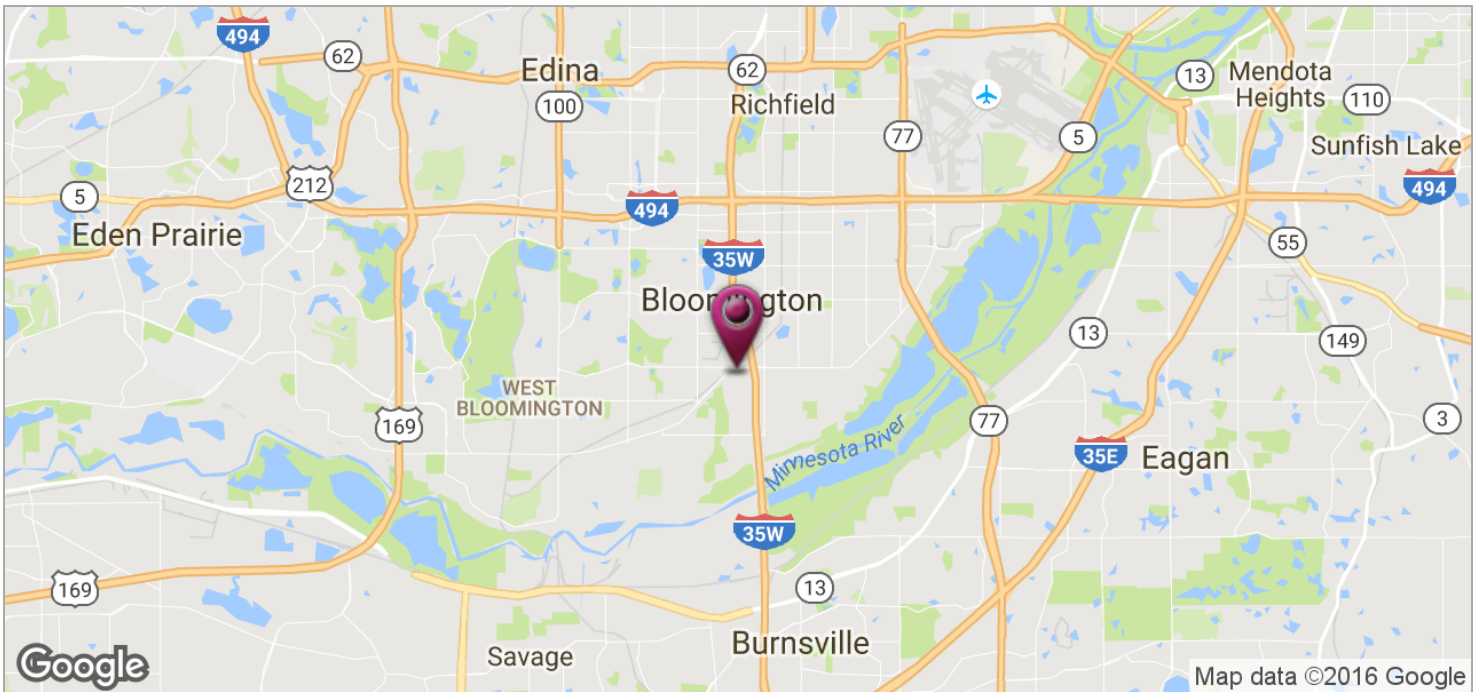
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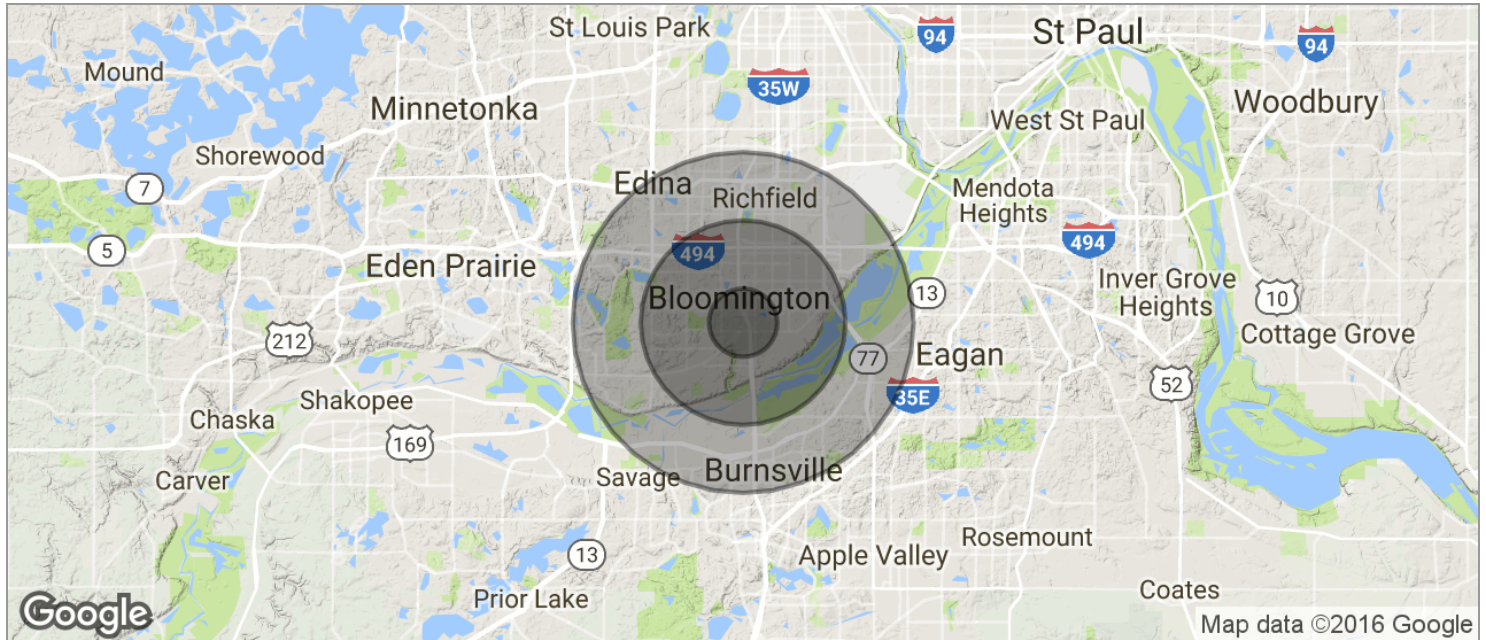


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	8,211	76,140	211,393
MEDIAN AGE	41.8	40.6	39.5
MEDIAN AGE (MALE)	40.8	39.3	37.9
MEDIAN AGE (FEMALE)	41.9	41.7	41.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,733	33,591	92,397
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$65,158	\$65,864	\$71,710
AVERAGE HOUSE VALUE	\$258,351	\$249,474	\$256,220

\* Demographic data derived from 2010 US Census

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