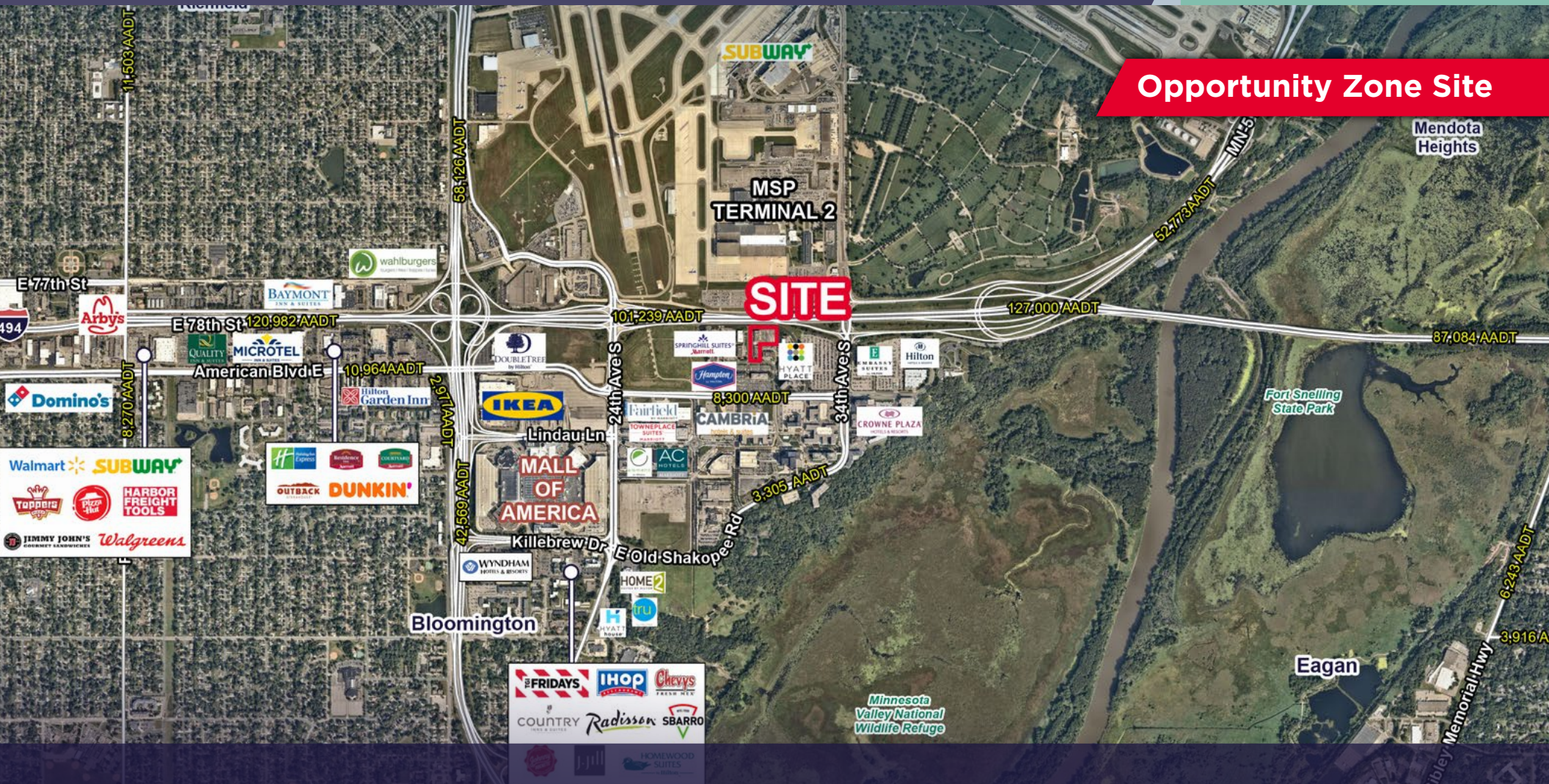


3.6 ACRES

I-494 REDEVELOPMENT SITE

METRO PKWY, BLOOMINGTON, MN 55425



Opportunity Zone Site

Mendota Heights

Fort Snelling State Park

Eagan

Minnesota Valley National Wildlife Refuge

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 **CUSHMAN & WAKEFIELD**

3.6 ACRES FOR SALE BLOOMINGTON, MN



PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Redevelopment site on I-494
- Next to MSP Terminal 2 and Mall of America
- 115kv transmission line adjacent to site

PROPERTY INFORMATION

PID #:	01-027-24-11-0008 01-027-24-11-0009
Total Acreage:	Approximately 3.6 Acres
Zoning:	C-4 Freeway Office (Planned Development)

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Population	1,731	55,522	236,315
Households	1,089	22,738	104,262
Average HH Income	\$113,540	\$109,602	\$123,679
Daytime Population	16,045	48,829	167,695

3.6 ACRES FOR SALE BLOOMINGTON, MN



Airport Ln

132,199 AADT

10,360 AADT

I-494 W

I-494 E

1B 10,355 AADT

E 78th St

International Dr

Metro Pkwy

SITE

NORTHERN STATES POWER CO - MINNESOTA (115 Kilovolts)

Metro Dr

3.6 ACRES FOR SALE BLOOMINGTON, MN



SITE

Metro Dr

I-494 E

24th Ave S

American Blvd E

10,964 AADT

13,989 AADT

8,300 AADT

MALL OF AMERICA

7,382 AADT

28th Ave S

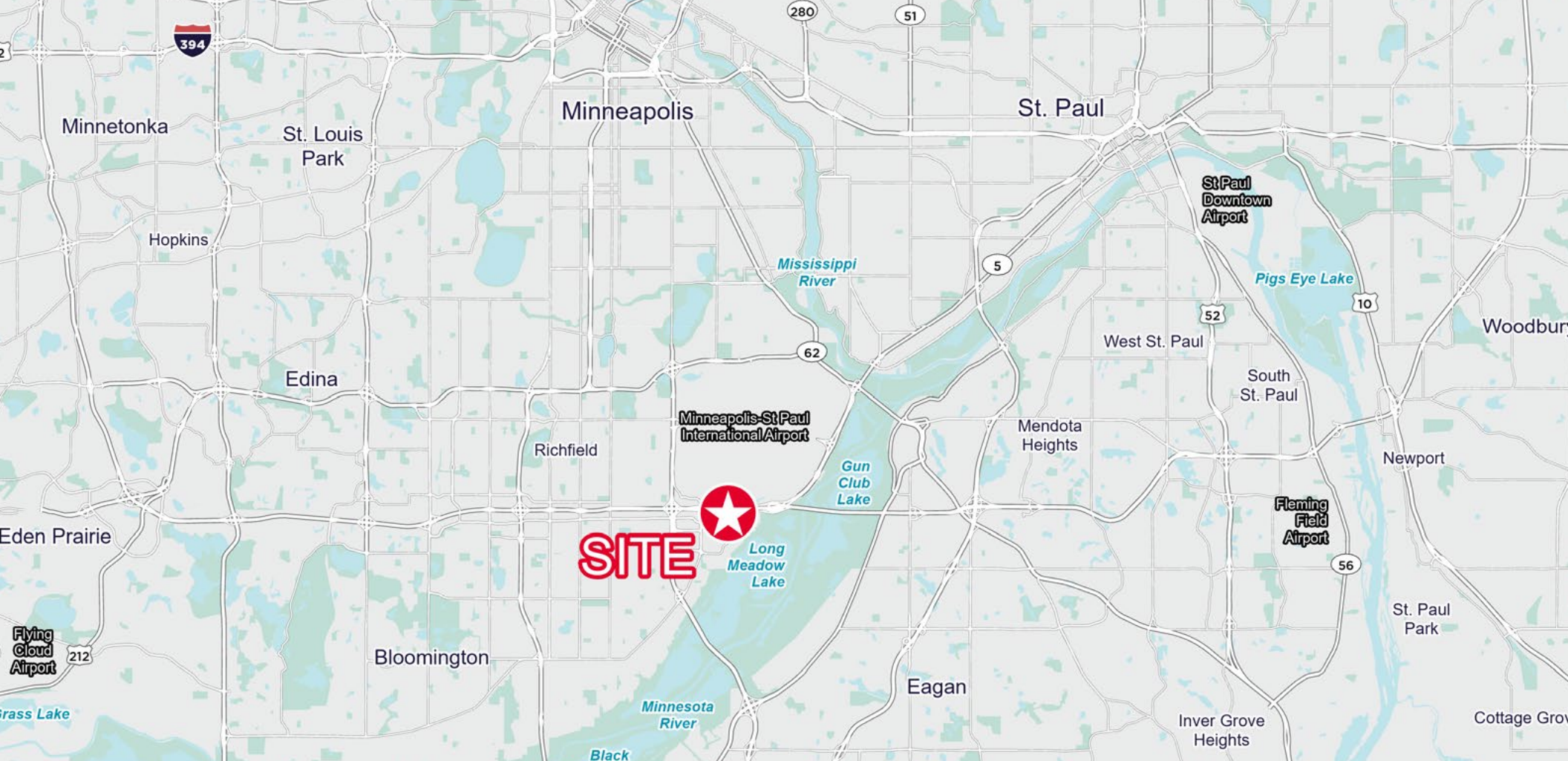
30th Ave S

E Old Shakopee Rd

53 AADT

3.6 ACRES FOR SALE BLOOMINGTON, MN





FOR MORE INFORMATION, CONTACT:

JON RAUSCH

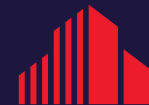
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