1.28 ACRES

I-494 COMMERCIAL LAND

6801 78TH ST W, BLOOMINGTON, MN 55439



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CUSHMAN & WAKEFIELD

1.28 ACRES FOR SALE
BLOOMINGTON, MN



PROPERTY HIGHLIGHTS

- Prime I-494 corridor location in Bloomington
- Adjacent to Ever, Enclave's new 208-unit residential development
- ~1.05 developable acres within an established commercial node
- $184K average household income within 1 mile
- 98K+ daytime population within 3 miles
- Rare infill opportunity with limited competing vacant land
- Less than 6 miles to both MSP Int'l Airport and Flying Cloud Airport

SITE INFORMATION	
PID #	17-116-21-21-0009
Gross Acres	1.28 acres
Developable Acres	Approximately 1.05 acres
Land Use	Commercial/Retail/Medical Office

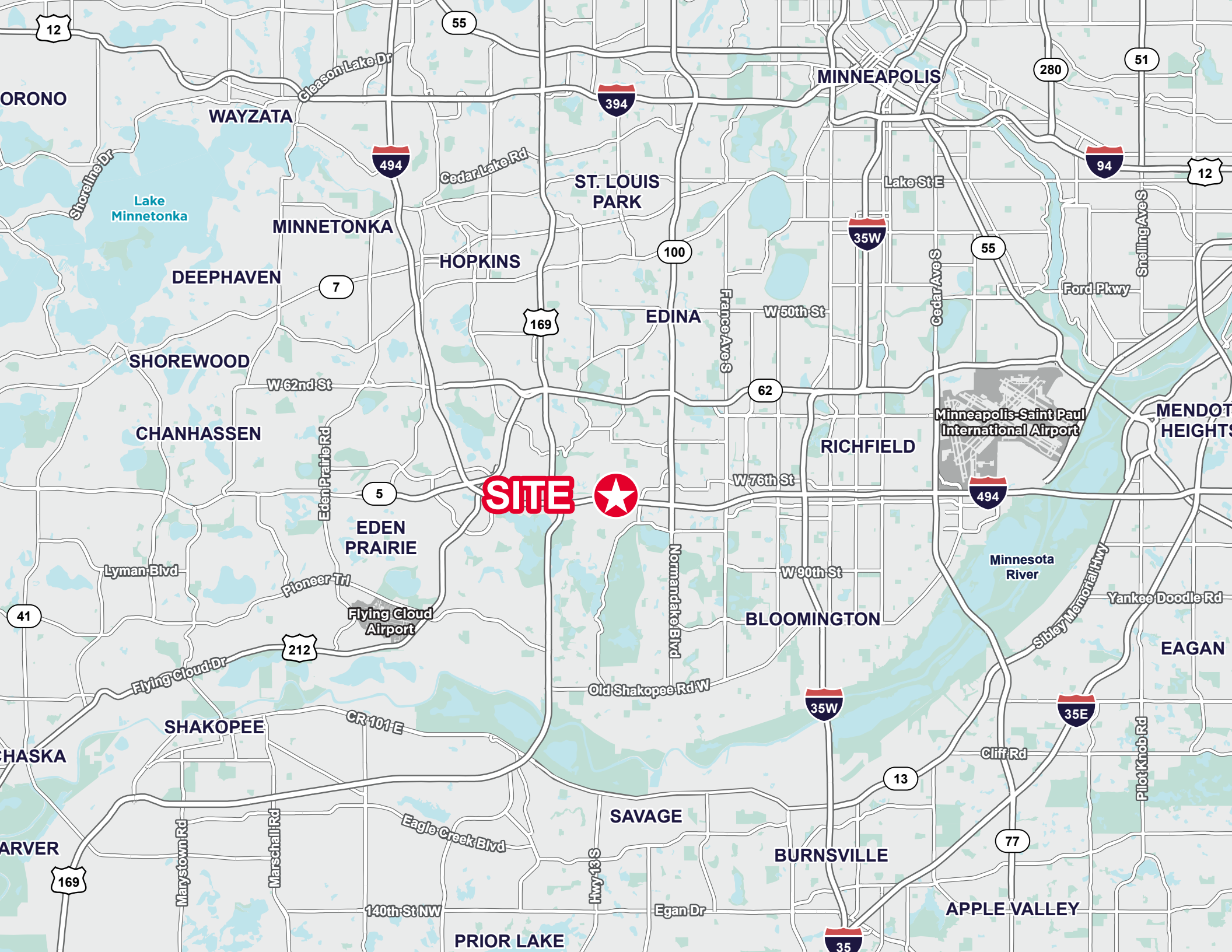
DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Population	5,956	67,322	226,784
Households	2,739	30,778	99,309
Average HH Income	$183,923	$158,701	$152,916
Daytime Population	13,113	98,433	207,027

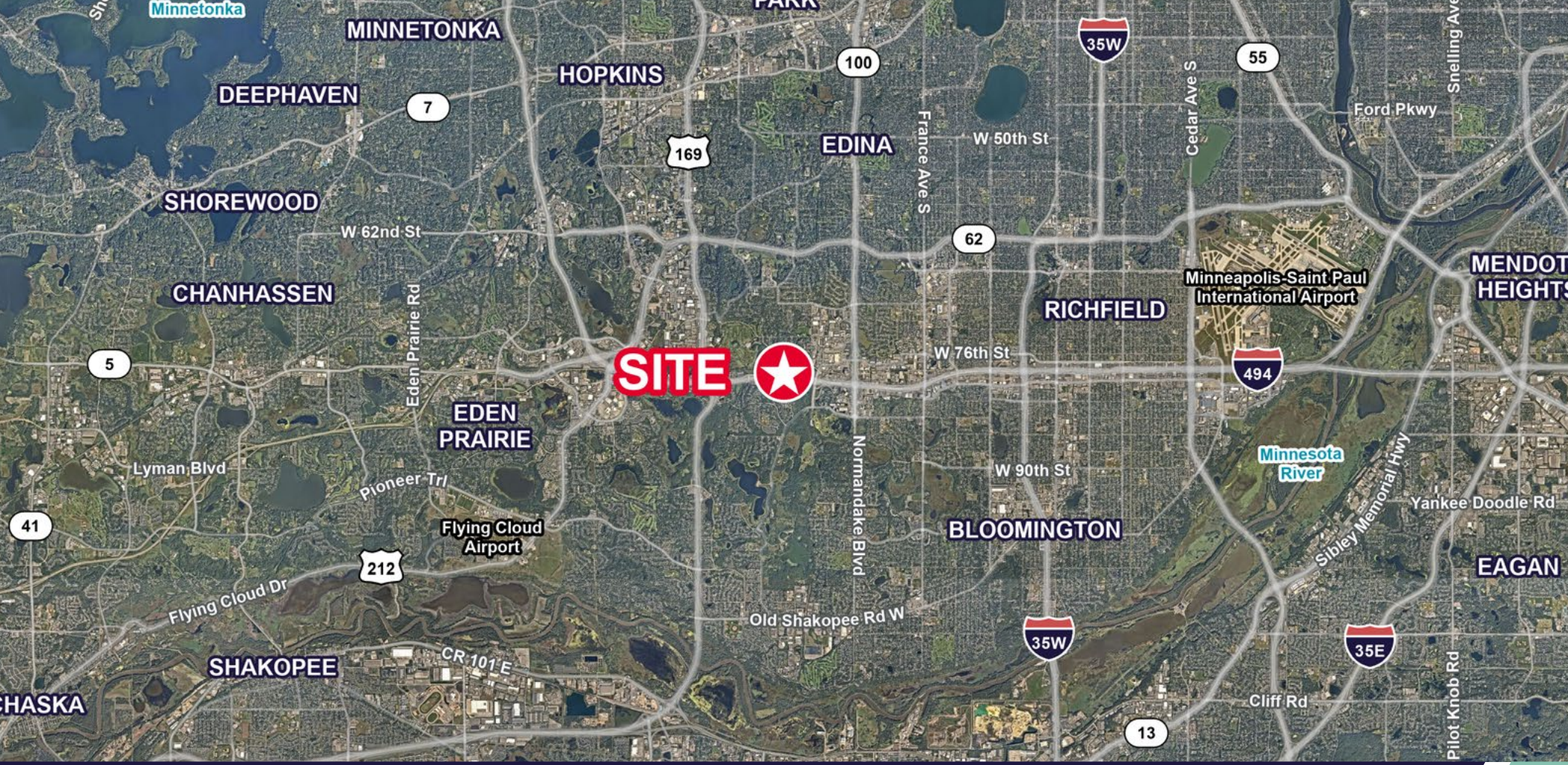
1.28 ACRES FOR SALE
BLOOMINGTON, MN




EDINA
SITE
W 78th St
10,689 vpd
140,296 vpd
494
BLOOMINGTON
Metro Blvd
60,776 vpd
16,600 vpd
Edina Industrial Blvd
2,831 vpd
W 78th St
DoubleTree Hotel
Sheraton
MINNESOTA 100
W 77th St
Pentagon Park
125,500 vpd
E Bush Lake Rd
American Blvd W
12,367 vpd
3,825 vpd
35,978 vpd
Normandale Lakes
W 84th St
10,037 vpd
13,611 vpd
Normandale Blvd
15,888 vpd
W 84th St


MINNETONKA
EDINA
EDEN PRAIRIE
BLOOMINGTON
SITE
169
62
212
494
100
Gleason Rd
Tracy Ave
Xerxes Ave S
Shady Oak Rd
Valley View Rd
W 66th St
W 70th St
W 78th St
W 84th St
W 86th St
W 90th St
Prairie Center Dr
Flying Cloud Dr
E Bush Lake Rd
Normandale Blvd
France Ave S
Hilton Garden Inn
DICKEY'S
STRETCH LAB
burn boot camp
CrossFit
SUBWAY
TITLE
Costco
Walmart
POPEYES
DISCOUNT TIRE
EVEREVE
KONA GRILL
TARGET
Marshalls
TRADER JOE'S
Perkins
Michaels
Holiday Inn
LA QUINTA
Hilton Garden Inn
Denny's
Hilton
Office DEPOT
HomeGoods
FIVE GUYS
COURTYARD
LUNDS&BYERLYS
BRUEGGER'S BAGELS
FARRELL'S
ACE


SITE
MINNEAPOLIS
WAYZATA
ST. LOUIS PARK
MINNETONKA
HOPKINS
DEEPHAVEN
EDINA
SHOREWOOD
CHANHASSEN
EDEN PRAIRIE
RICHFIELD
BLOOMINGTON
SHAKOPEE
SAVAGE
BURNSVILLE
APPLE VALLEY
EAGAN
PRIOR LAKE
Lake Minnetonka
Minneapolis-Saint Paul International Airport
Minnesota River
Flying Cloud Airport
Gleason Lake Dr
Cedar Lake Rd
Shoreline Dr
Lake St E
France Ave S
Cedar Ave S
Snelling Ave S
Ford Pkwy
W 50th St
W 62nd St
W 76th St
W 90th St
Eden Prairie Rd
Lyman Blvd
Pioneer Trl
Flying Cloud Dr
Old Shakopee Rd W
Normandale Blvd
Yankee Doodle Rd
Sibley Memorial Hwy
Cliff Rd
Pilot Knob Rd
Eagle Creek Blvd
Marystown Rd
Marschall Rd
Hwy 13 S
140th St NW
Egan Dr
CR 101 E
12
55
394
494
94
51
280
35W
35E
100
7
169
62
5
41
212
13
77
35



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