

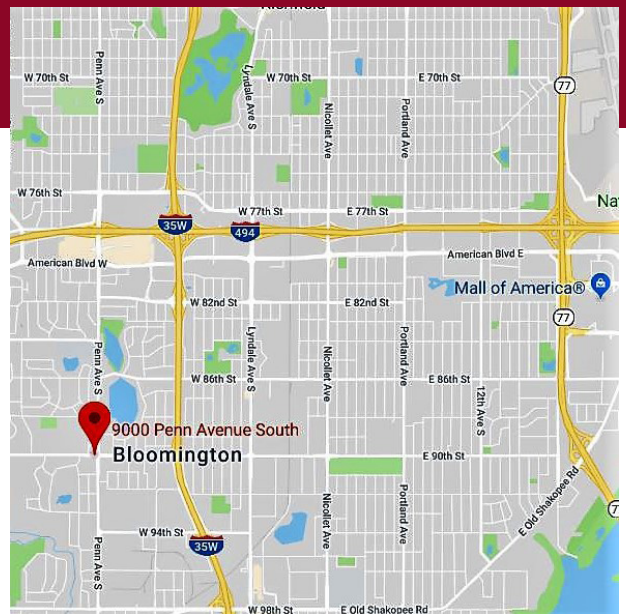
9000/9056 Penn Avenue South

Bloomington, MN 55431



for sale

- Two (2) separately platted parcels of land For Sale - \$3.3 million
- 9000 Penn Avenue South - 18,759 sf / 0.43 acres
- 9056 Penn Avenue South - 136,053 sf / 3.12 acres Burger King with Drive-Thru CSL Plasma Building/Space Available
- Land area includes 154,812 square feet or 3.55 acres in a densely populated trade area of Bloomington, MN
- Located 1.5 miles south of Interstate 494 on Penn Avenue and less than one mile west of Interstate 35W on 90th Street



TOM KENDALL

952.220.4756

tkendall@kendallcommercial.com

KENDALL
COMMERCIAL

KARI KENDALL

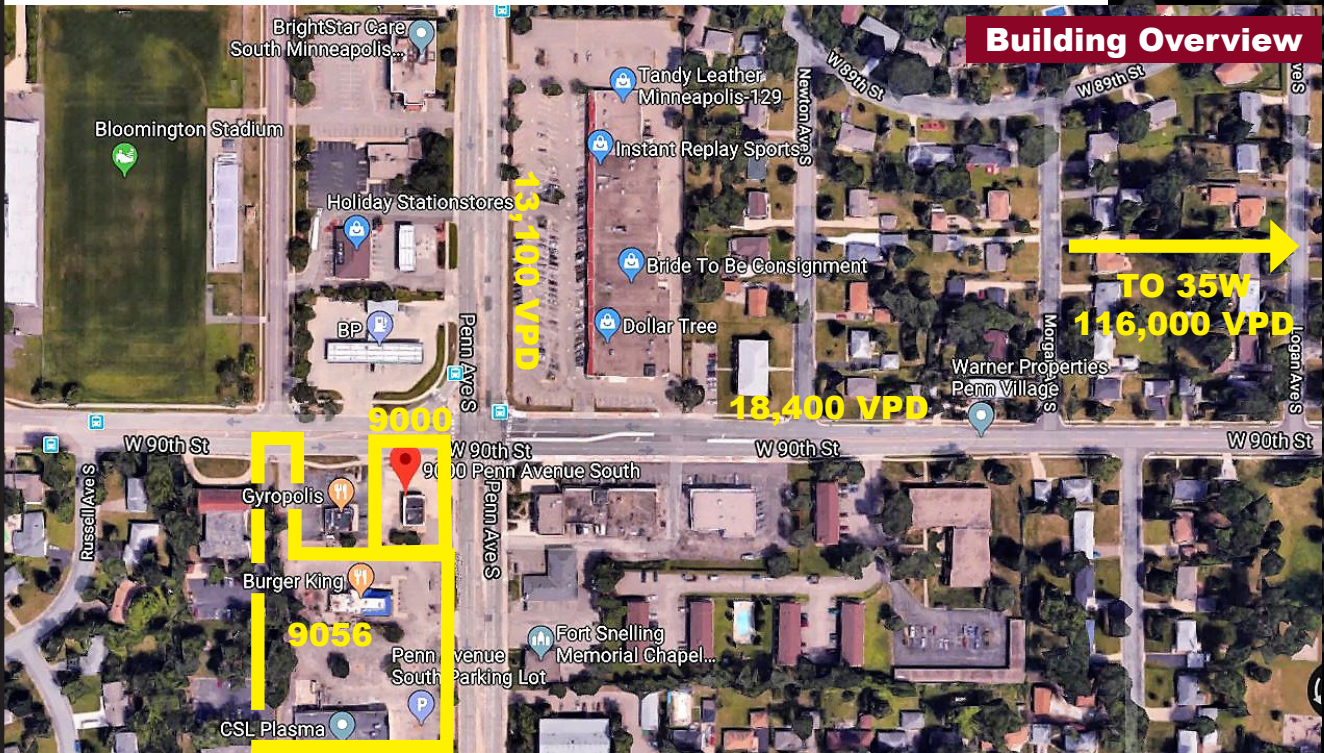
952.220.5024

kkendall@kendallcommercial.com

952.884.4888 | www.kendallcommercial.com
Sales | Leasing | Property Management | Development

9000/9056 Penn Avenue South

Bloomington, MN 55431



for sale



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,446	95,967	211,113
MEDIAN HH INCOME	\$74,020	\$63,145	\$73,054
AVERAGE HH INCOME	\$86,424	\$85,111	\$102,660
MEDIAN AGE	44.6	42.4	41.9

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Premium Stop

9000 Penn Avenue South, Bloomington, MN 55431



for sale

PROPERTY INFORMATION

Zoning: B-4
Land: 18,759 sf/0.43 acres
Dimensions: Appx 156' x 129'
Watershed: Nine Mile Creek
Parking: Regular-12, Handicap-0

BUILDING FEATURES

Building Area: 1,152 sf
Dimensions: Appx 27.7' x 41.7'
Signage: Building and Pylon



TOM KENDALL

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Burger King

9056 Penn Avenue South, Bloomington, MN 55431



for sale

PROPERTY INFORMATION

Zoning: B-4 (PD)
Land: 136,053 sf / 3.12 acres
Dimensions: Appx 266' x 466'
Watershed: Nine Mile Creek
Parking: Regular-45, Handicap-2

BUILDING FEATURES

Building Area: 2,848 sf
Dimensions: Appx 93' x 30'
Signage: Building and Pylon
Existing: Drive-Thru
Interior Trash Room



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952.220.4756

tkendall@kendallcommercial.com

KENDALL
COMMERCIAL

KARI KENDALL

952.220.5024

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CSL Plasma

9056 Penn Avenue South, Bloomington, MN 55431



for sale

PROPERTY INFORMATION

Zoning: B-4 (PD)
Land: 136,053 sf / 3.12 acres
Dimensions: Appx 266' x 466'
Watershed: Nine Mile Creek
Parking: Regular-116, Handicap-5

BUILDING FEATURES

Building Area: 17,922 sf
Dimensions: Appx 149' x 119'
Exterior: Remodeled
Loading: One (1) Dock Door
Existing: Interior Trash Room

Available-4,509 sf
\$18.00/sf



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952.220.4756

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KENDALL
COMMERCIAL

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952.220.5024

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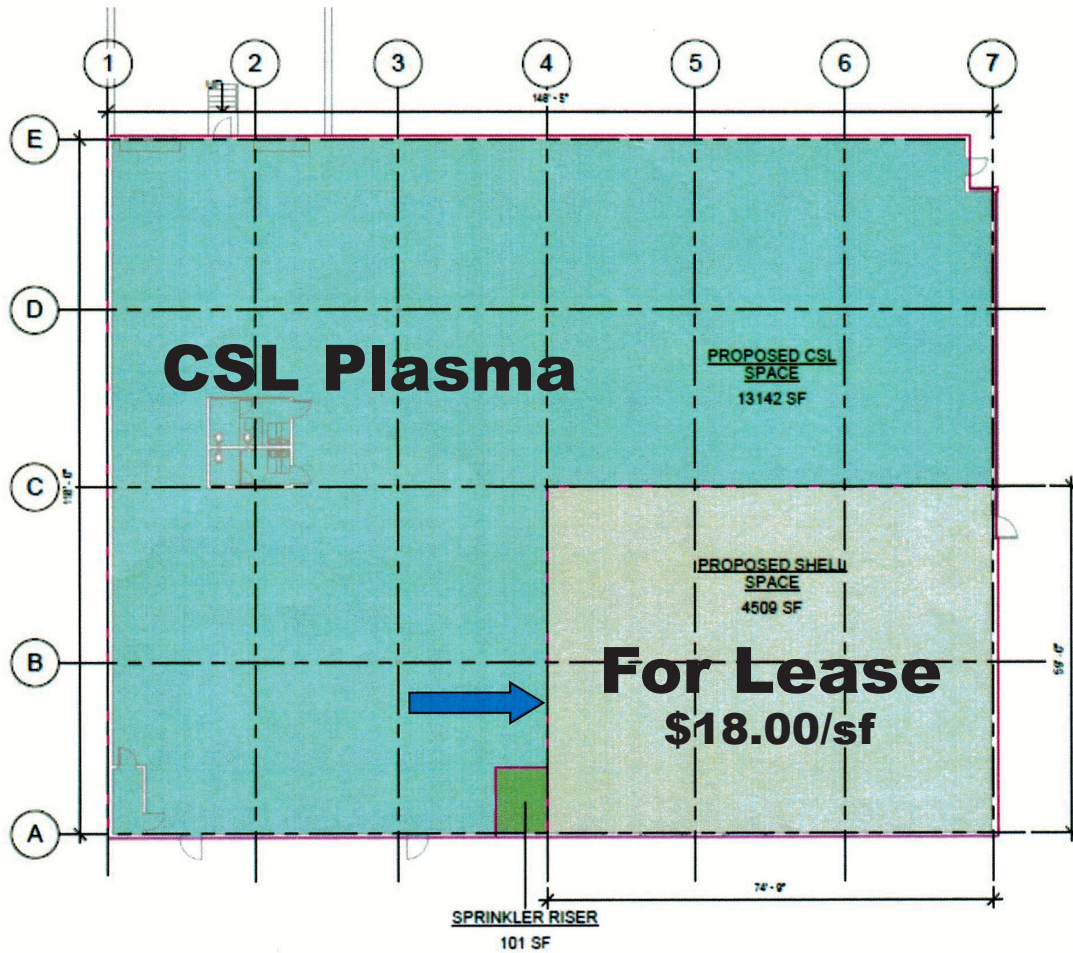
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9056 Penn Avenue South, Bloomington, MN 55431

FLOOR PLAN



TOM KENDALL

952.220.4756

tkendall@kendallcommercial.com

KENDALL
COMMERCIAL

KARI KENDALL

952.220.5024

kkendall@kendallcommercial.com

952.884.4888 | www.kendallcommercial.com

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SURVEY FOR: **SURVEYED:** August 14, 2007 and September 6, 2007 **DRAFTED:** October 11, 2007

LEGAL DESCRIPTION:

PARCEL A (Guaranty Commercial Title Commitment No. 53491)
 Lot 1, Block 1, Penn Properties Addition, Hennepin County, Minnesota.
 PARCEL B (Guaranty Commercial Title Commitment No. 53489)
 Lot 2, Block 1, Winchell's Addition, Hennepin County, Minnesota.

NOTES & LIMITATIONS:

- The subject property lies within Flood Zone X as per the Flood Map Number 27065C0458E, dated September 2, 2004.
- As of August 14, 2007 there appears to be no recent earth moving on the subject property.
- As of August 14, 2007 there are no changes in the right of way lines completed or proposed, as per our knowledge, on the subject property.
- As of August 14, 2007 the subject property is not being used as a solid waste dump.
- The subject property contains 138,795 Sq. Ft. or 3.19 Acres.
- The subject property is in Zone B-2 and the building setbacks are shown on the survey.

Sign setback:
 Minimum Setbacks, Front. The minimum setback for all freestanding identification signs shall be twenty (20) feet from any public street right-of-way line.
 Minimum Setbacks, Side and Rear. No freestanding identification sign shall be located closer than five (5) feet to a side or rear property line.
 Could not find a parking setback number for Zone B-2.

PARCEL B:

- The subject property lies within Flood Zone X as per the Flood Map Number 27065C0458E, dated September 2, 2004.
- As of September 6, 2007 there appears to be no recent earth moving on the subject property.
- As of September 6, 2007 there are no changes in the right of way lines completed or proposed, as per our knowledge, on the subject property.
- As of September 6, 2007 the subject property is not being used as a solid waste dump.
- The subject property contains 18,959 Sq. Ft. or 0.44 Acres.
- The subject property is in Zone B-2 and the building setbacks are shown on the survey.

Sign setback:
 Minimum Setbacks, Front. The minimum setback for all freestanding identification signs shall be twenty (20) feet from any public street right-of-way line.
 Minimum Setbacks, Side and Rear. No freestanding identification sign shall be located closer than five (5) feet to a side or rear property line.
 We could not find a parking setback number for Zone B-2.

STANDARD SYMBOLS & CONVENTIONS:

• Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

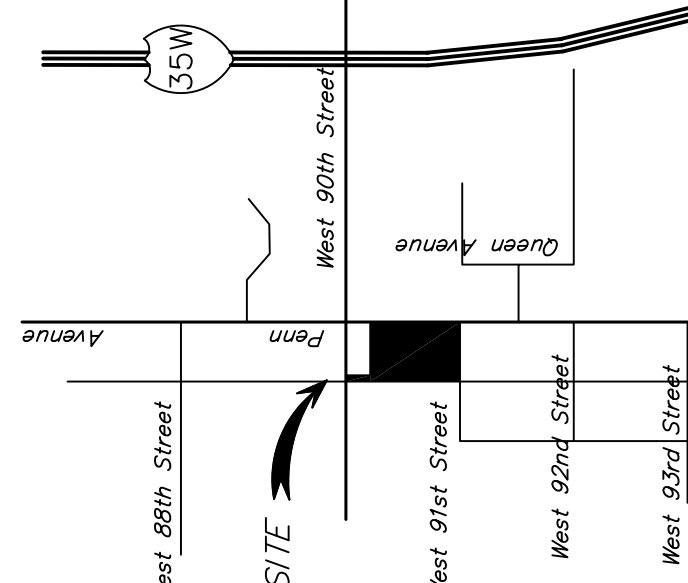
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

James H. Parker P.E. & P.S. No. 9235

LEGEND

- SIGN
- LIGHT POLE
- POWER POLE
- NO PARKING
- WATERMAIN AND SERVICE
- SANITARY SEWER AND SERVICE
- STORM SEWER
- GAS MAIN AND SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- CATCH BASIN
- MANHOLE CATCH BASIN
- MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC CONTROL BOX
- GAS METER
- PARKING SPACES
- FIRE HYDRANT
- CONCRETE SURFACE

VICINITY MAP



Parcel A

SCHEDULE B - PER TITLE COMMITMENT NO. 53491, Containing items 1-10 as supplied to us:
 Item 6 refers to the drainage and utility easements as per the plat, those easements are on the survey.
 Item 7 refers to easements for sidewalk, bikeway and utility and is shown on the survey.
 Item 8 refers to a ingress and egress easement and is shown on the survey.
 Item 9 refers to an easement for sidewalk, bikeway and utilities and is shown on the survey.
 Item 10 refers to a roadway easement and is shown on the survey.

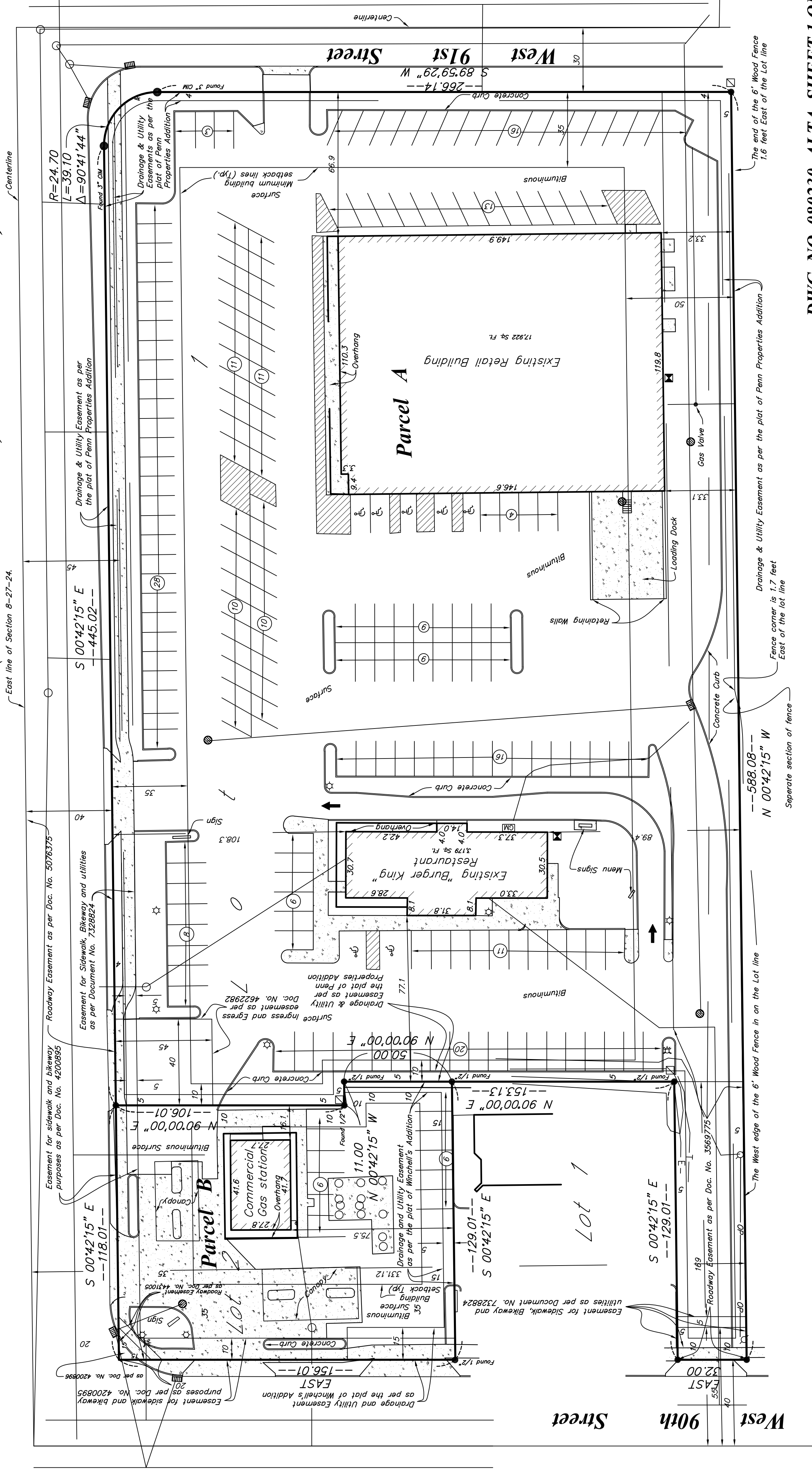
Note that the above document descriptions are in reference ONLY to how these documents may or may not affect the property from a land surveying standpoint. Please review the above documents to determine the effect that they have on the subject property.

SITE PLAN

Parcel B

SCHEDULE B - COMMITMENT NO. 53489, Containing items 1-12 as supplied to us:
 Item 8 refers to easements for sidewalk, bikeway and is shown on the survey.
 Item 9 refers to a sight easement and is shown on the survey.
 Item 10 refers to an easement for street, drainage and utilities, document is shown on the survey.
 Note that the above document descriptions are in reference ONLY to how these documents may or may not affect the property from a land surveying standpoint. Please review the above documents to determine the effect that they have on the subject property.

Penn Avenue South (HCSAH No. 32, Plat 69)



Parcel A

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	185
HANDICAP	7
TOTAL	192

Parcel B

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	12
HANDICAP	0
TOTAL	12