

RETAIL FOR LEASE

SOUTHPORT
SHOPPING CENTER



3701 WEST OLD SHAKOPEE ROAD
BLOOMINGTON, MN 55431

Redefining Real Estate

www.AtlasCRE.com

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SOUTHPORT

3701 W. OLD SHAKOPEE RD
BLOOMINGTON, MN 55431



PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE	Suite 400:	5,629 sf
LEASE RATE	Negotiable	
2024 CAM/TAX	CAM/Ins	\$5.14 PSF
	Taxes	\$3.38 PSF
	Total	\$8.52 PSF

⇒ TRAFFIC COUNTS

- W. OLD SHAKOPEE RD:
- 20,454 VPD WEST OF FRANCE AVE
- 18,153 VPD EAST OF FRANCE AVE
- FRANCE AVE:
- 11,083 VPD NORTH OF OLD SHAKOPEE

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	10,680	55,614	192,394
AVG. HH INCOME	\$121,946	\$117,686	\$118,135
DAYTIME POPULATION	7,150	59,398	246,711

* Source - ESRI 2024



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AERIAL



SITE

SOUTHPORT SHOPPING CENTER

PET SUPPLIES PLUS
Jersey Mike's SUBS
Pizza Hut
MGM
DQ
FRANCE AVENUE PET HOSPITAL

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SITE PLAN

AVAILABLE SUITES:

#400 - 5,629 SF



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