

For Sale: Warehouse / Office

3206 BLOOMINGTON AVE | MINNEAPOLIS, MN 55407 | HENNEPIN COUNTY



- Heated Warehouse/Office Space
- Built in 1958
- Total SF - 8,900 SF
- Heated Warehouse - 7,900 SF
- Office Space - 1,000 SF
- 2022 Taxes - \$17,241.84
- Loading Dock and Drive-in
- Highly Visible
- On-site Parking
- Fenced in Outdoor Storage
- Lease Back - Negotiable

Offered At \$1,200,000

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



Scott Kragness Senior Sales Executive

Phone 651.323.8454

Office 651.351.5005

Email Scott@MetroEastCRE.com

Web www.MetroEastCRE.com

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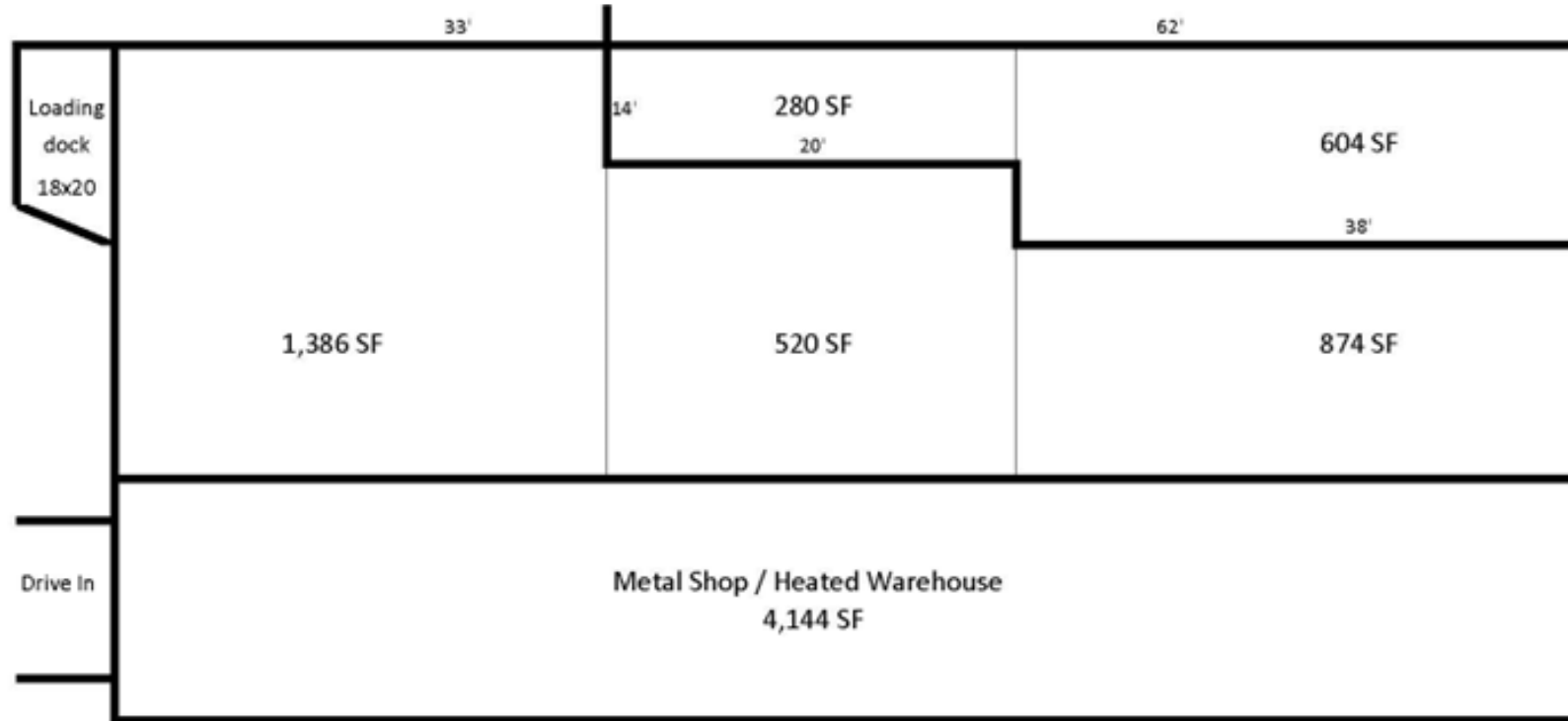
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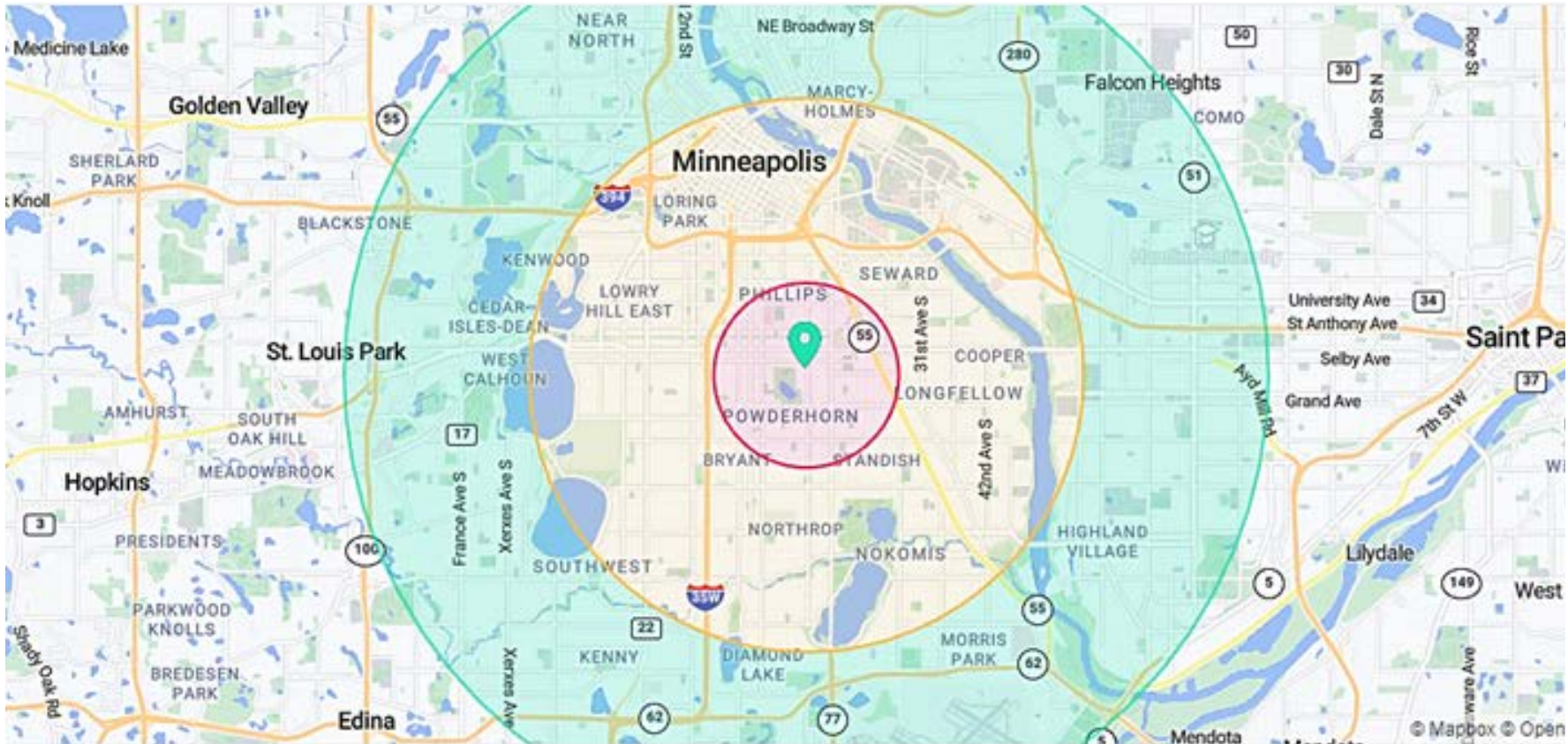
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Household Income

	1 miles		1 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
<\$15,000	1,617	1,511	10,388	14,645	25,349	23,947
\$15,000-\$24,999	1,191	1,147	9,506	9,242	16,305	15,676
\$25,000-\$34,999	1,161	1,108	9,233	8,927	16,207	15,367
\$35,000-\$49,999	1,608	1,744	12,321	12,359	23,134	22,801
\$50,000-\$74,999	2,494	2,460	18,082	17,566	33,739	32,661
\$75,000-\$99,999	1,610	1,723	12,671	13,293	25,298	25,951
\$100,000-\$124,999	1,034	1,167	9,570	10,252	19,542	20,707
\$125,000-\$149,999	725	833	7,357	7,962	14,979	16,388
\$150,000-\$199,999	743	895	6,217	6,572	18,265	20,593
\$200,000-\$249,999	205	440	4,002	5,415	9,452	12,379
\$250,000-\$499,999	154	271	4,506	5,623	11,007	13,630
\$500,000+	31	62	2,431	3,383	6,245	6,533
Median Household Income	\$57.6k	\$63k	\$73.2k	\$82.6k	\$70k	\$67.7k
Average Household Income	\$75.5k	\$64.8k	\$102.6k	\$113.9k	\$108k	\$122.8k

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Overview	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Population	37,603	39,104	251,674	261,914	500,244	519,464
Workday Population	33,605	--	259,005	--	634,539	--
Population Growth Current to 5Yr	--	3.992%	--	4.069%	--	3.842%

Households	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Households	12,852	13,388	113,403	118,361	219,531	228,730
Nonfamily Households	5,742	5,905	71,111	74,376	123,682	129,437

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