



# Christianson & Company Commercial Real Estate Services

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention



RETAIL & PROFESSIONAL SPACE FOR LEASE  
9358 ENSIGN AVENUE | BLOOMINGTON, MN 55438

- Great neighborhood center located minutes from Eden Prairie Center with great visibility and strong area tenants
- Signage on Highway 169
- Two buildings - 27,881 total square feet
- Amsden 1 - 3,846 square foot corner unit available; office or retail
- Amsden 2 - 200 - 500 square foot professional office spaces  
1,600 square feet retail space (former pizza restaurant)
- Immediate availability
- Traffic counts of 58,000 vehicles per day on Hwy 169
- Co-tenants include Lai Inn Restaurant, Clover Cleaners, Liquor Store, Dentist, Vogue Salon and Spa, and Bella Cucina Italian Restaurant.
- Area tenants include McDonald's, Starbucks, Bruegger's, Jerry's Foods, SuperAmerica, M & I Bank and Subway
- Est. 2011 CAM/Tax: \$2.87/\$3.47 (Amsden 1) and \$3.10/\$3.59 (Amsden 2)

## For More Information

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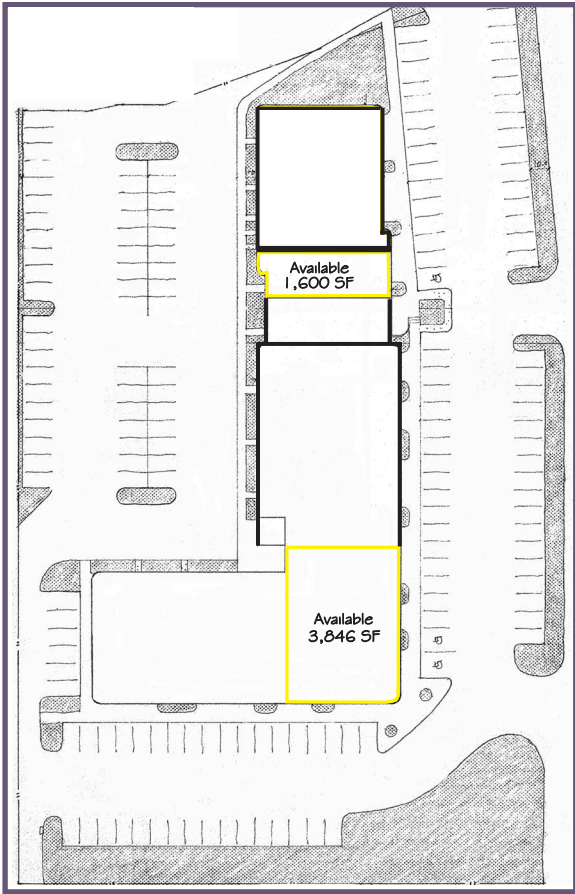
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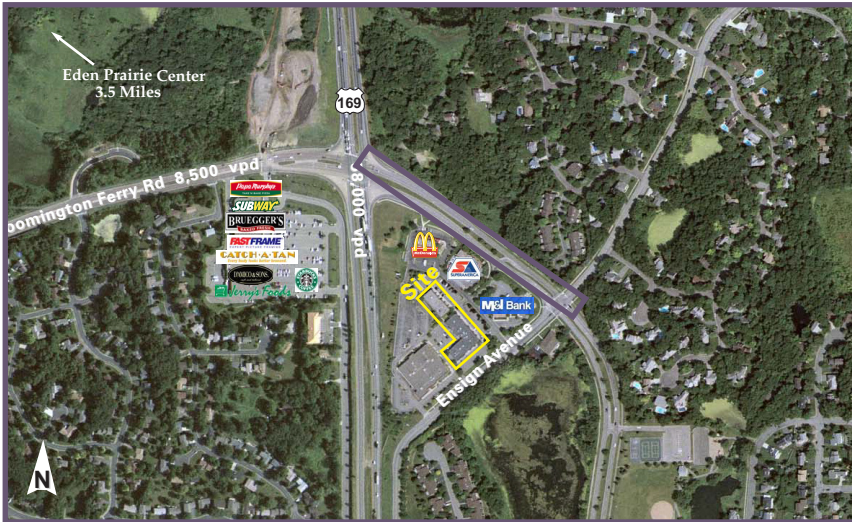
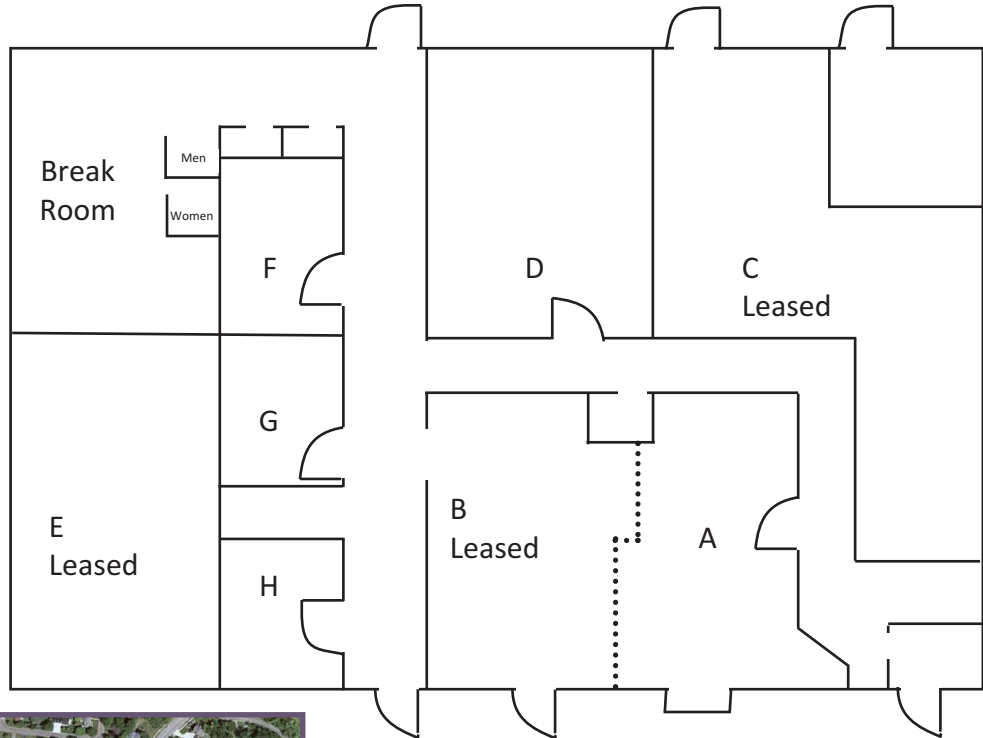
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**Square Feet Available**

- Suite A - 192 sq.ft.
- Suite B - Allstate Insurance
- Suite C - Eden Prairie Clinic
- Suite D - 550 sq.ft.

- Suite E - The Natural Path
- Suite F - 165 sq.ft.
- Suite G - 135 sq.ft.
- Suite H - 135 sq.ft.



**Demographics**

	1 mile	3 miles	5 miles
Population	5,685	48,474	127,938
Avg. HH Income	\$118,756	\$108,652	\$99,334

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.