

# Redevelopment Rare Opportunity in front of Ridgedale Mall – For Lease



1 NORTH ELEVATION



3 WEST ELEVATION



6,160 SF

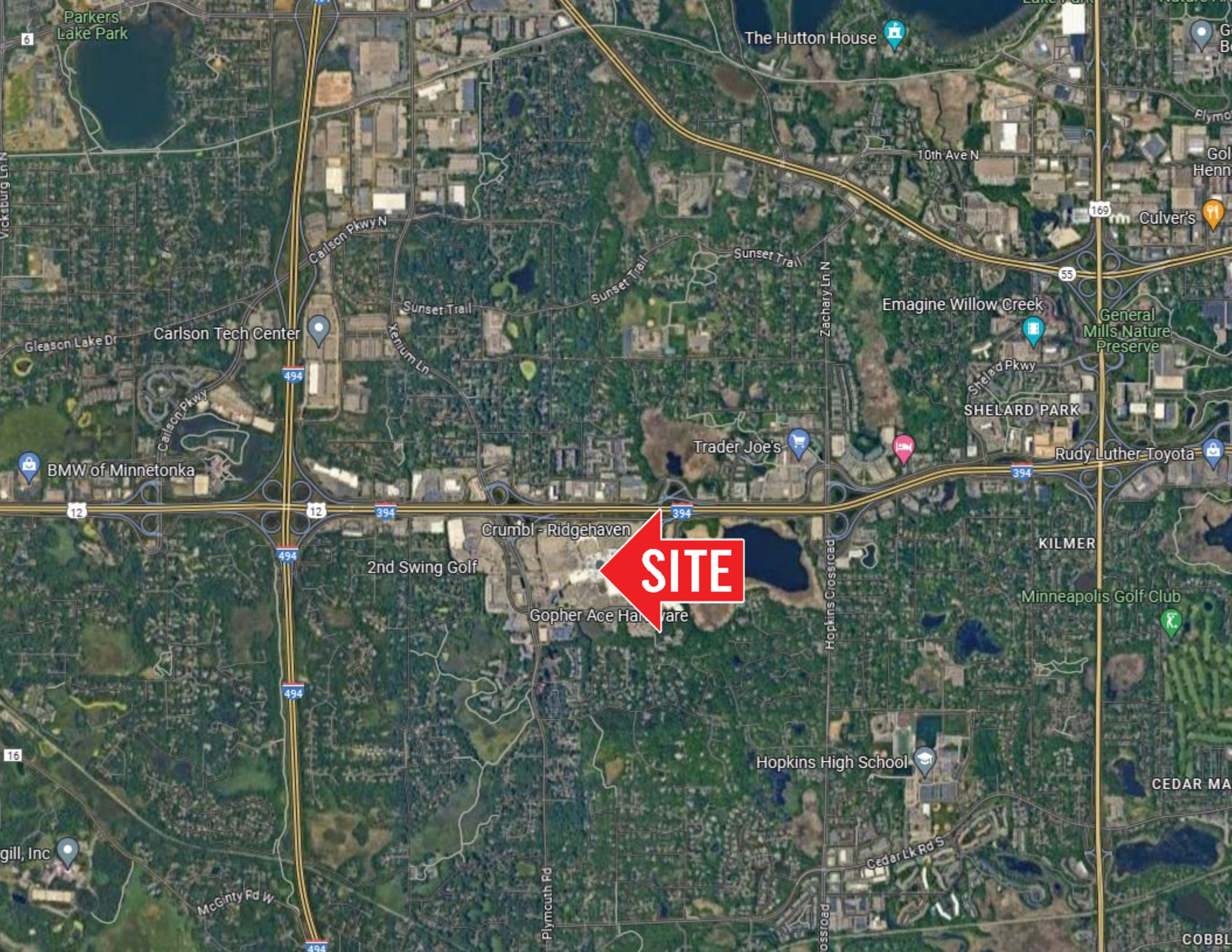
## REDEVELOPMENT RIDGEDALE MALL

1809 Plymouth Road, Minnetonka, MN

Bloom Commercial Real Estate  
10050 Crosstown Circle - Suite 600  
Eden Prairie, MN 55344  
www.bloomcommercial.com







**SITE**

Parkers Lake Park

The Hutton House

Gleason Lake Dr

Carlson Tech Center

BMW of Minnetonka

Crumbl - Ridgehaven

2nd Swing Golf

Gopher Ace Hardware

Trader Joe's

Emagine Willow Creek

SHELARD PARK

Rudy Luther Toyota

Hopkins High School

Minneapolis Golf Club

gill, Inc

McGinty Rd W

Plymouth Rd

rossroad

Cedar Lk Rd S

CEDAR MA

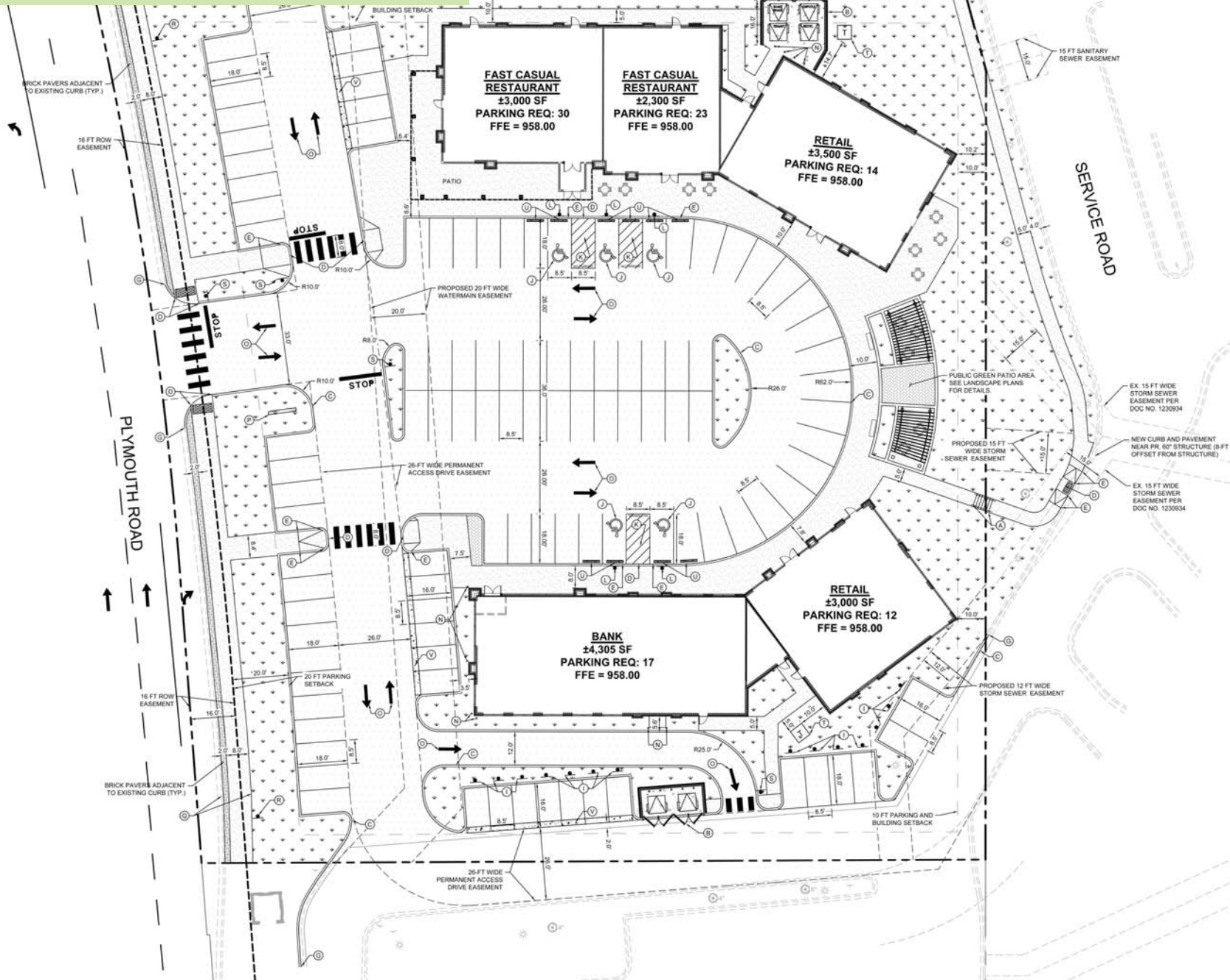
COBBL



# SQUARE FOOTAGE:

16,105 Total SF

One bay left 3,500 sf (Can demise)



# FEATURES

- Redevelopment site on Plymouth Road, in front of Ridgedale Mall  
*Wells Fargo is going back into the project with a new location*
- Two High End Retail Buildings totaling 16,105 SF
- Leases signed with Wells Fargo, Two Restaurants, at Lease with Vet Group
- Site is positioned off Interstate 394 and Plymouth Road, and also on the ring road to the regional mall
- High Traffic site with strong incomes and demographics

# AREA TENANTS

Super Target, Lunds Grocery, Kowalski's Grocery, Barnes and Noble, BLVD, Trader Joes Grocery, West Marine, PGA Superstore, Olive Garden, Total Wine, YWCA, Nordstroms, Macy's, JC Pennys, I Fly, Daves Hot Chicken, Bacio, Panera, Verizon, Café Zupas, and several others

# DEMOGRAPHICS

## 1 MILE

EMPLOYEE - 9,624  
POPULATION - 6,249  
AVERAGE INCOME - \$121,015

## 3 MILES

EMPLOYEES - 73,783  
POPULATION - 52,574  
AVERAGE INCOME - \$109,635

## 5 MILES

EMPLOYEES - 192,745  
POPULATION - 184,960  
AVERAGE INCOME - \$102,794

## FOR MORE INFORMATION:

Josh Bloom, Principal 651.207.3157  
josh@bloomcommercial.com

Tim Bloom, Principal 612.701.5151  
tim@bloomcommercial.com