




Available

Retail for lease

Carbon 31

8100 31st Ave S, Bloomington, MN 55425

 JLL SEE A BRIGHTER WAY




Site overview

Rare opportunity to lease a brand new fully built out grocery store space with a kitchen for restaurant/deli (equipment list and specifications available upon request). On the first floor of the new Carbon 31, a 400 unit market rate apartment building which opened Q4 2023. Immediately surrounded by the large office and residential population. Shadow anchor by the Mall of America and only a 5 minute drive to the Minneapolis/ St. Paul airport.



Prorerty highlights

- 15,000 SF of second generation grocery store space (1,500 SF of which is a separately demised liquor store)
- Shadow anchor by the Mall of America
- 5 minute drive to the Minneapolis/St. Paul airport
- 500,000 SF Health Partners HQ
- 1,450 new apartment units in the immediate area
- Over 2,750 hotel rooms within 0.5 miles, within the South Loop District

| | 1 mile | 3 miles | 5 miles |
|---|----------|----------|----------|
|  Population | 3,044 | 54,676 | 225,030 |
|  Daytime population | 42,703 | 101,835 | 290,292 |
|  Median HH income | \$77,185 | \$71,815 | \$82,316 |

Area



HealthPartners®

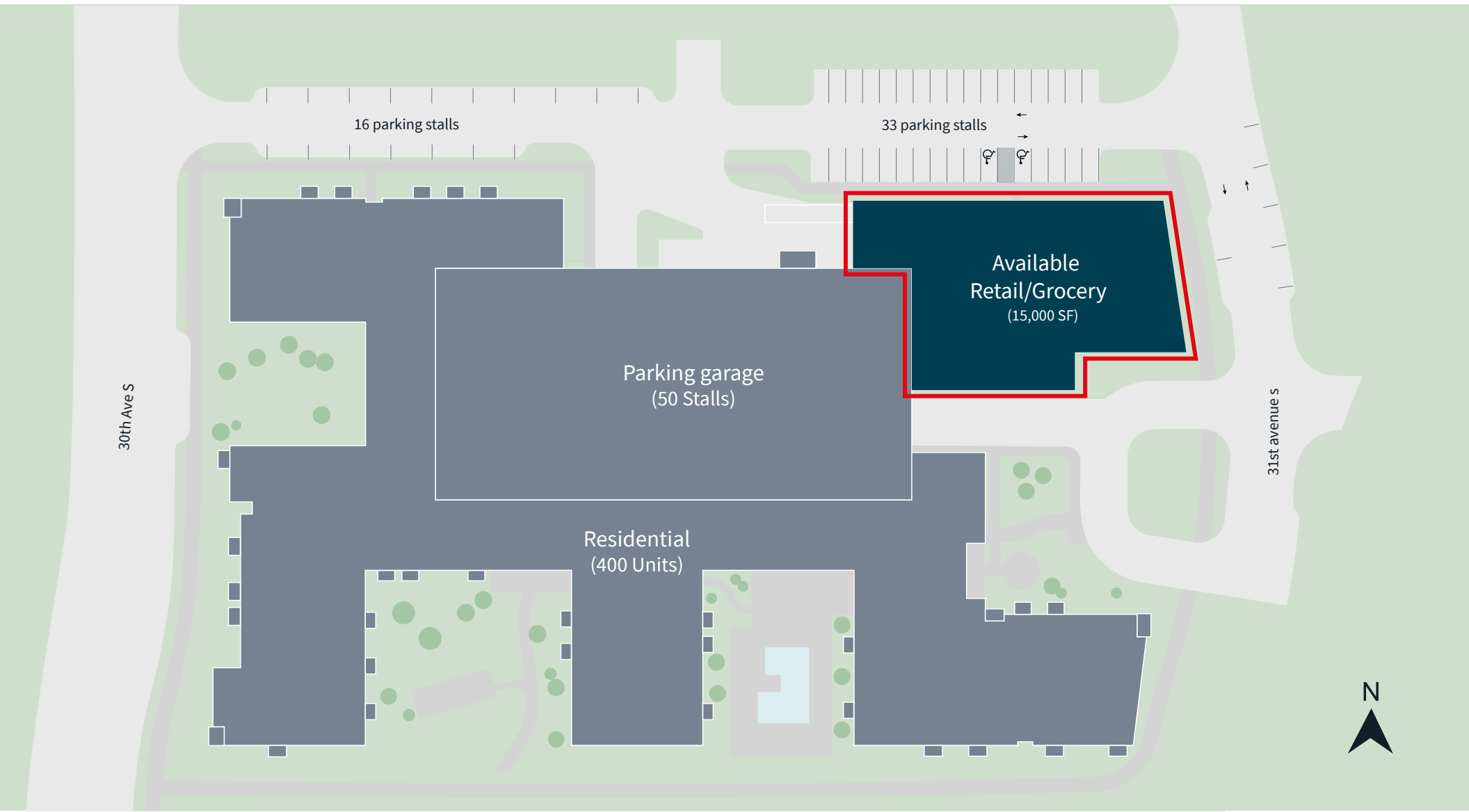


NORDSTROM





Site plan



Interior pictures



Thank you

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