



Land for sale or lease

7800 Harmony Drive, Bloomington, MN 55439

Bloomington Land with I-494 frontage

Up to 4.5 acres available

Location

NWQ of I494 and Hwy 100 Bloomington

PID

16-116-21-22-0003

Description

Up to 4.5 acres on the west side of the 9.25 acre Schmitt Music Corporate Headquarters located at 7800 Harmony Dr., Bloomington, MN 55439

Traffic counts

I-494	169,838 VPD
Highway 100	36,743 VPD
78th Street	5,414 VPD

Property highlights & demographics



Premier freeway development opportunity



Flexible PD (Planned Development) zoning



I-494 and Hwy 100 is one of the most heavily trafficked areas of the Twin Cities



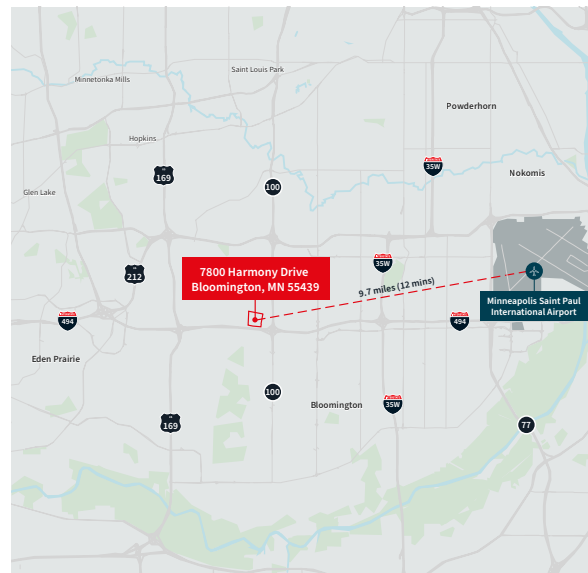
Excellent visibility to 150,000 VPD on I-494



Surrounded by a variety of uses including retail, hospitality, office, multifamily and light industrial



One of the last land development opportunities along the I-494 loop with prominent freeway visibility

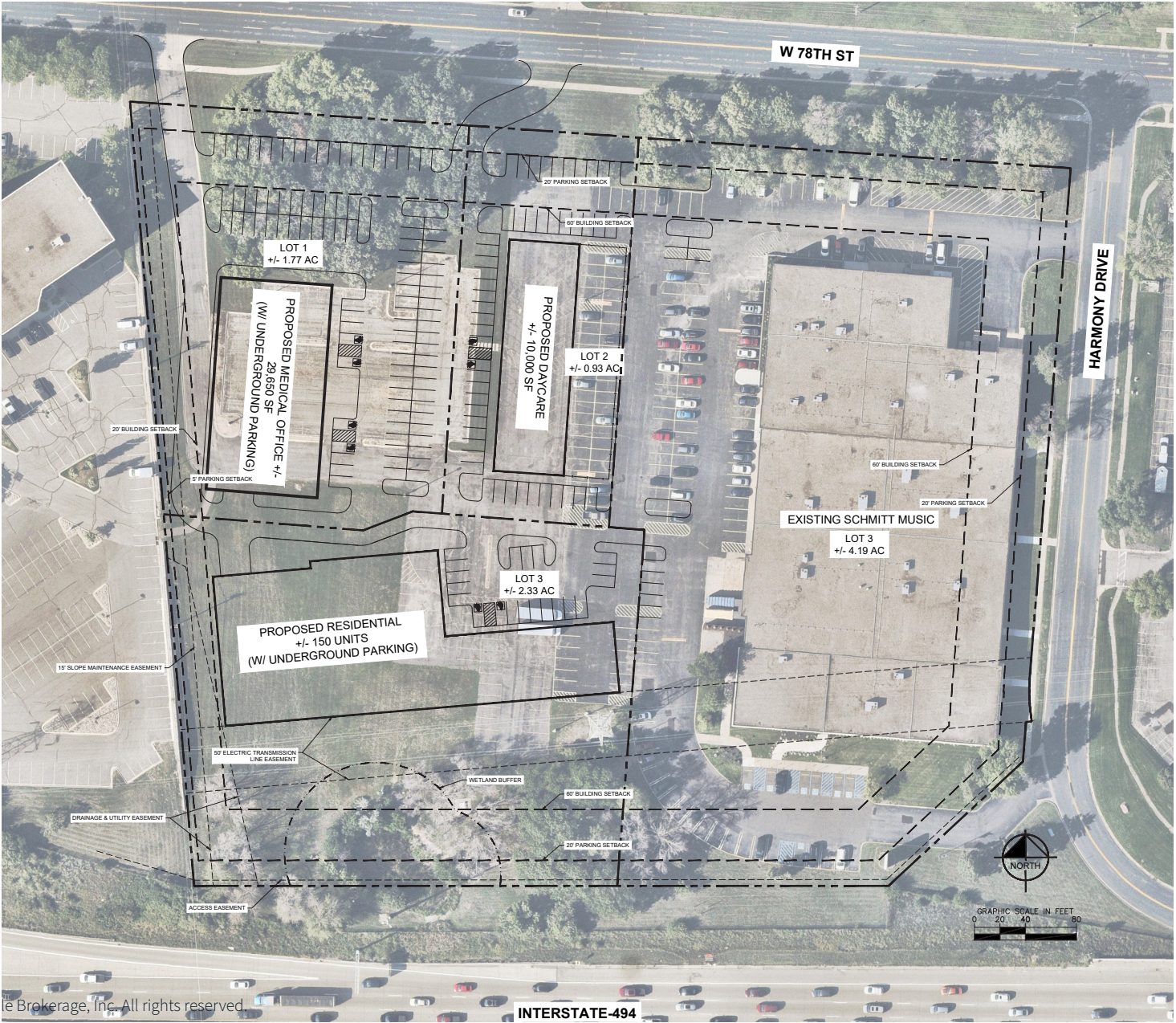


	1 mile	3 miles	5 miles
Population	8,025	73,595	243,773
Daytime Population	37,420	139,998	335,940
Median HH income	\$99,769	\$100,238	\$96,043

Aerial



Concept plan



Thank you

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