

Monte Sinai

2201 W 108th St Bloomington, MN 55431



YESENIA WITCHER

GJG Commercial

real

Monte Sinai

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Property
Summary



PROPERTY DESCRIPTION

Bring your vision to life in this unique commercial property designed to accommodate a wide variety of uses. Originally configured with a school-style layout, this versatile building offers an ideal environment for educational programs, childcare providers, churches, nonprofits, training centers, community organizations, and other mission-driven businesses.

PROPERTY HIGHLIGHTS

- Seven flexible classrooms-style spaces of various sizes
- Commercial-grade kitchen
- Three sanctuaries fully equipped with lighting and sound available for rent
- Spacious hallways and common areas
- Ample parking for staff and visitors
- Playground, soccer field and creek

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	210 - 5,225 SF
Lot Size:	420,918 SF
Building Size:	41,891 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	158	688	2,976
Total Population	390	1,776	7,203
Average HH Income	\$154,593	\$152,070	\$127,036

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LOCATION DESCRIPTION

Nestled in the vibrant community of Bloomington, the area surrounding the property offers a wealth of amenities and attractions. Located in close proximity to the Mall of America, the largest shopping and entertainment complex in the United States, this location provides convenience and excitement for potential Special Purpose/School tenants. The area also boasts beautiful parks and recreational areas, including Normandale Lake Park and Hyland Lake Park Reserve, offering numerous outdoor activities and natural beauty. With its central location and diverse range of local offerings, the Bloomington area provides an exceptional backdrop for any educational program or faith-based organization.

Monte Sinai

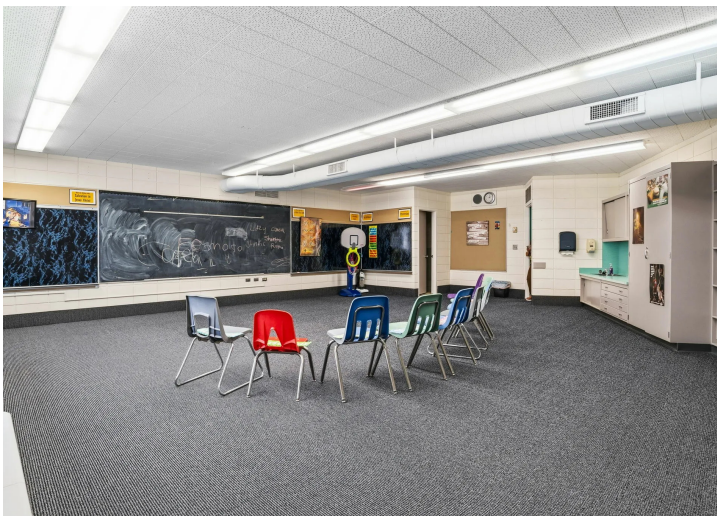
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Complete
Highlights



PROPERTY HIGHLIGHTS

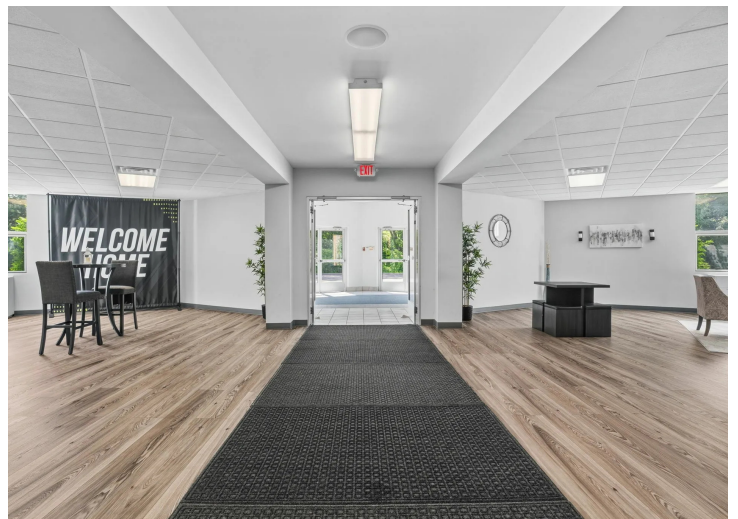
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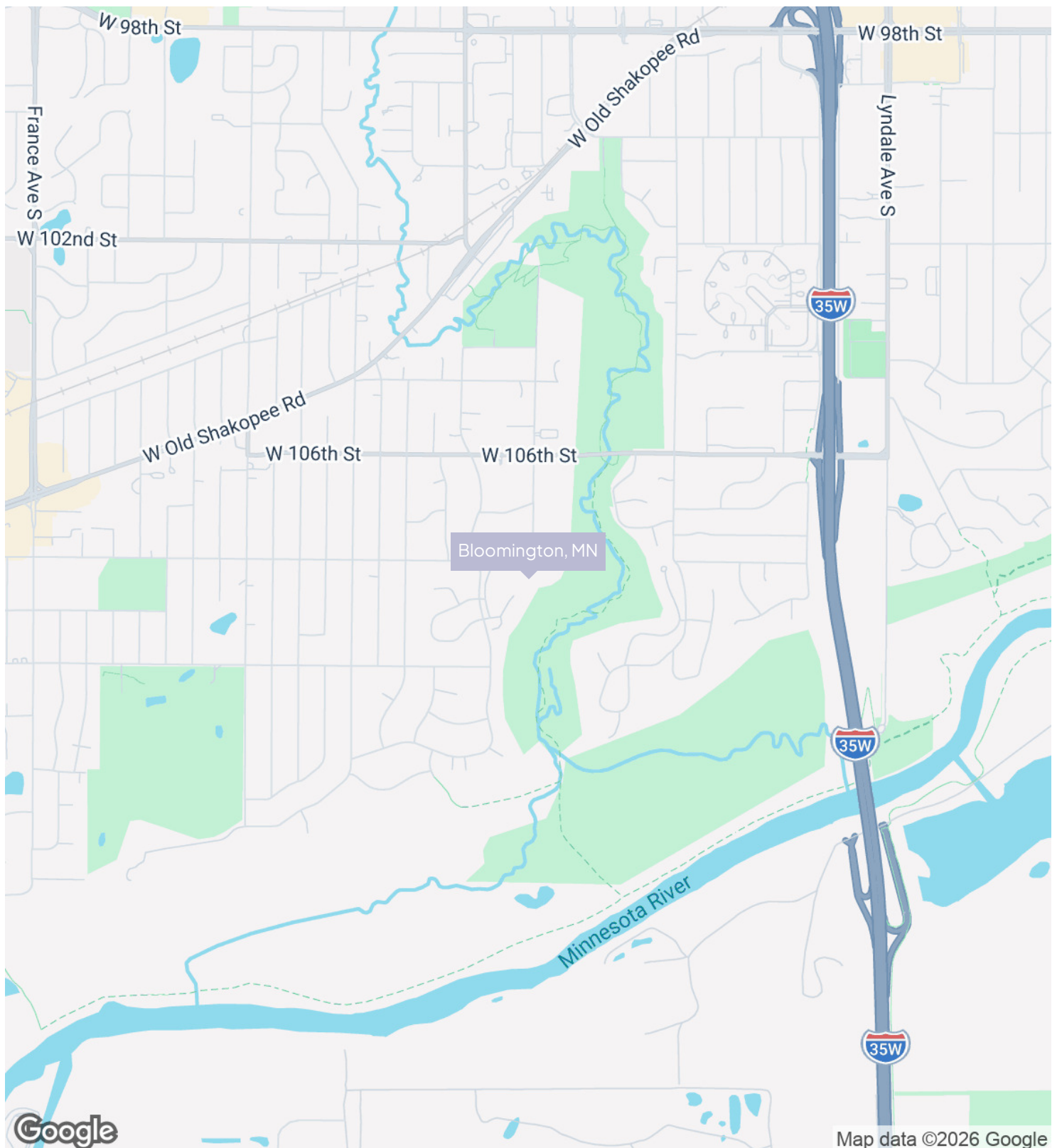
Additional
Photos



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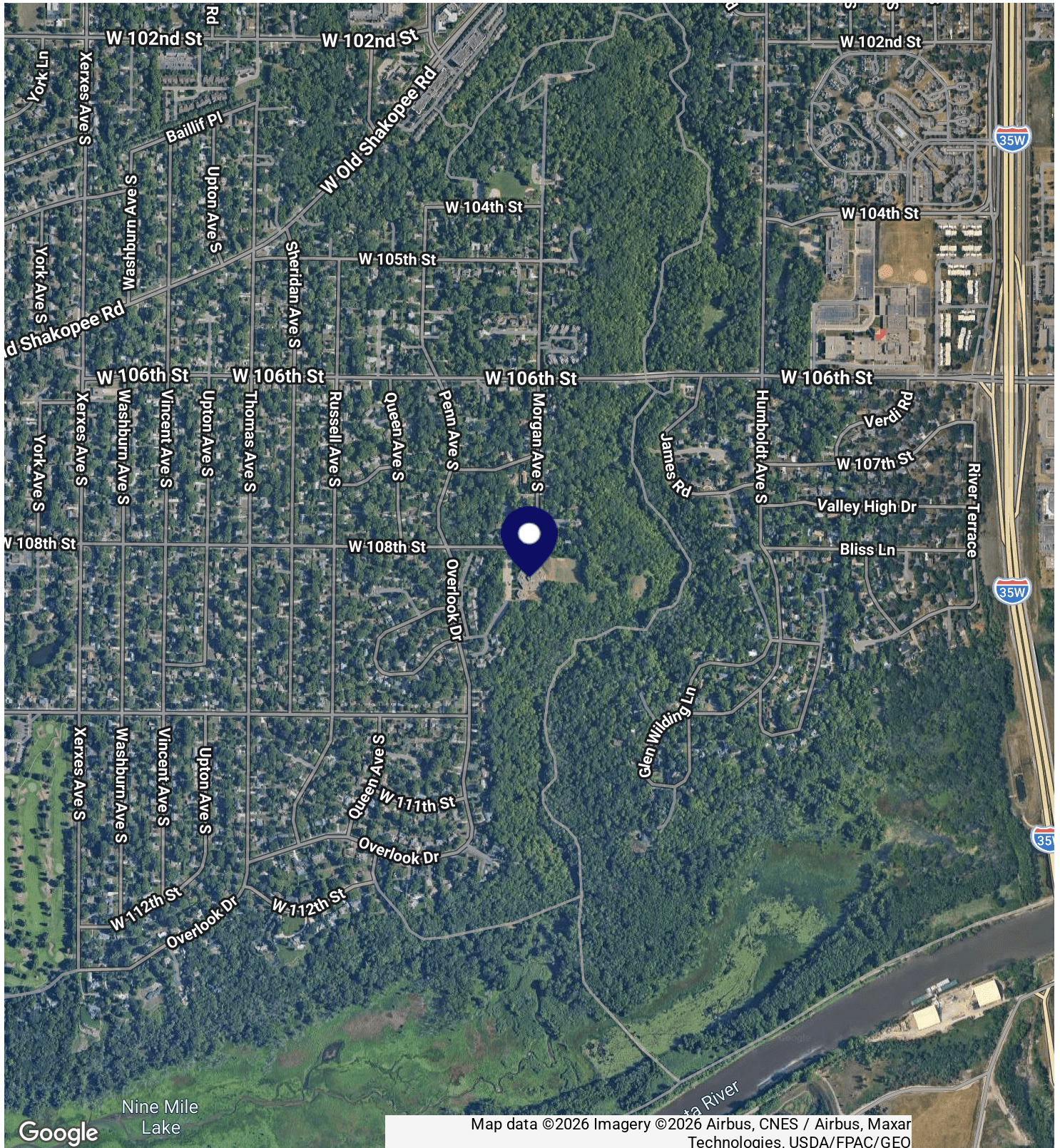
Regional
Map



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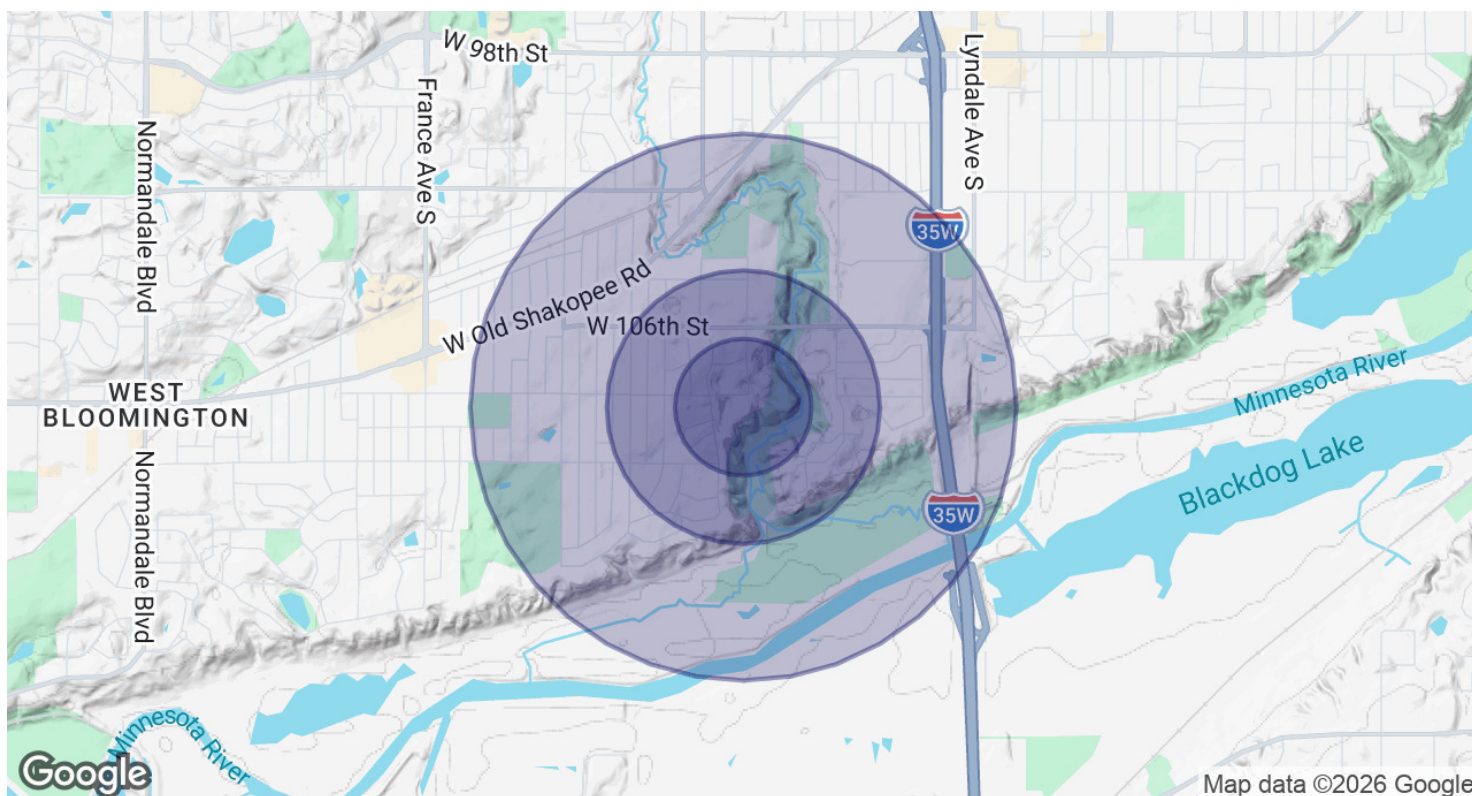
Aerial
Map



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Demographics
Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	390	1,776	7,203
Average Age	47.0	45.8	46.4
Average Age (Male)	43.5	43.9	44.3
Average Age (Female)	48.0	45.9	46.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	158	688	2,976
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$154,593	\$152,070	\$127,036
Average House Value	\$382,856	\$379,492	\$370,601

2023 American Community Survey (ACS)

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Lease
Spaces

LEASE INFORMATION

Lease Type:	Gross; Full Service	Lease Term:	Negotiable
Total Space:	210 - 5,225 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Main Sanctuary	Available	5,225 SF	Gross	Negotiable	This spacious sanctuary can seat up to 350 people and is ideal for churches, ministries, religious organizations and community groups.
Small Sanctuary	Available	2,706 SF	Full Service	Negotiable	This sanctuary can seat up to 150 people and is ideal for churches, ministries, religious organizations and community groups.
Small Church space	Available	827 SF	Full Service	Negotiable	This space is ideal for a small church and can sit up to 50 people.
Room 15	Available	990 SF	Full Service	Negotiable	Flexible classroom-style space with its own restroom, ideal for educational programs, childcare providers, nonprofits or community organizations.
Room 16	Available	880 SF	Full Service	Negotiable	Flexible classroom-style space with its own restroom, ideal for educational programs, childcare providers, nonprofits or community organizations.
Room 17	Available	990 SF	Full Service	Negotiable	Flexible classroom-style space with its own restroom, ideal for educational programs, childcare providers, nonprofits or community organizations.
Room 21	Available	930 SF	Full Service	Negotiable	Flexible classroom-style space with its own restroom, ideal for educational programs, childcare providers, nonprofits or community organizations.
Room 22	Available	776 SF	Full Service	Negotiable	Flexible classroom-style space with its own restroom, ideal for educational programs, childcare providers, nonprofits or community organizations.
Nursery	Available	210 SF	Full Service	Negotiable	Flexible classroom-style space with its own restroom, ideal for educational programs, childcare providers, nonprofits or community organizations.
Kitchen	Available	2,500 SF	Full Service	Negotiable	Commercial Kitchen

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Advisor
Bio 1



YESENIA WITCHER

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Direct: **651.485.1926**

PROFESSIONAL BACKGROUND

Yesenia is a dedicated real estate professional committed to helping clients build wealth and opportunity through real estate. Specializing in both residential and commercial properties, she guides buyers, sellers, investors, and business owners through every step of the buying, selling, and leasing process with clarity and confidence. Fluent in both English and Spanish, Yesenia bridges communication and culture, allowing her to serve a diverse range of clients.

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