Retail For Lease

4388 France Ave S
Minneapolis, MN 55410

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Property Highlights

- Rare high end street level retail for service or medical available for lease at 44th & France Avenue in Edina.
- Dedicated/private off street parking lot adjacent to building.
- Street Front visibility to France Avenue.

Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	19,751	153,524	409,562
Median HH Income	$146,272	$101,258	$80,910
Average HH Income	$212,738	$154,200	$125,333
Daytime Population	7,807	76,463	400,082

Description

High End Retail & Office Suites

Building Size

12,533 SF

Available

2nd Floor

Suite 240: 471 RSF - Available 1/1/2026

Basement/Storage

Suite A

Suite H

2025 Estimated Expenses

$ 10.43 PSF - CAM

$ 8.68 PSF - Taxes

$ 19.11 PSF - Total

Traffic Count

France Ave S: 11,300 vehicles per day

Area Tenants

Site Plan - 1st Floor

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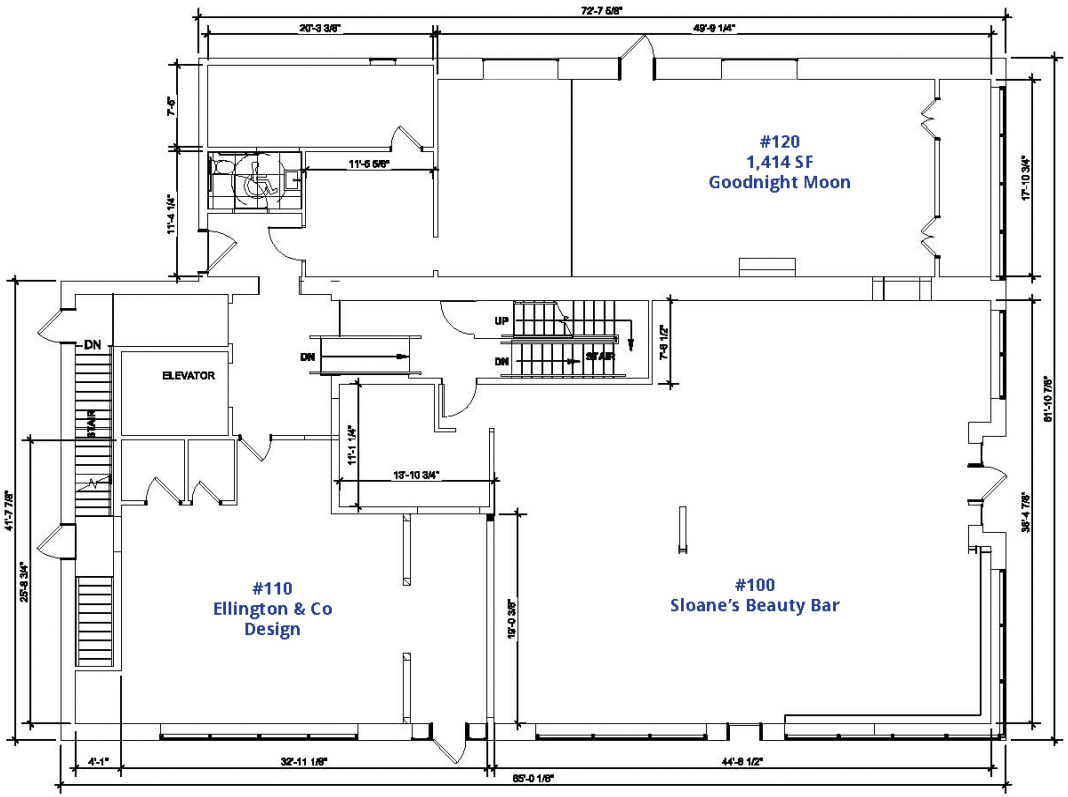
Accelerating success.



Site Plan - 2nd Floor

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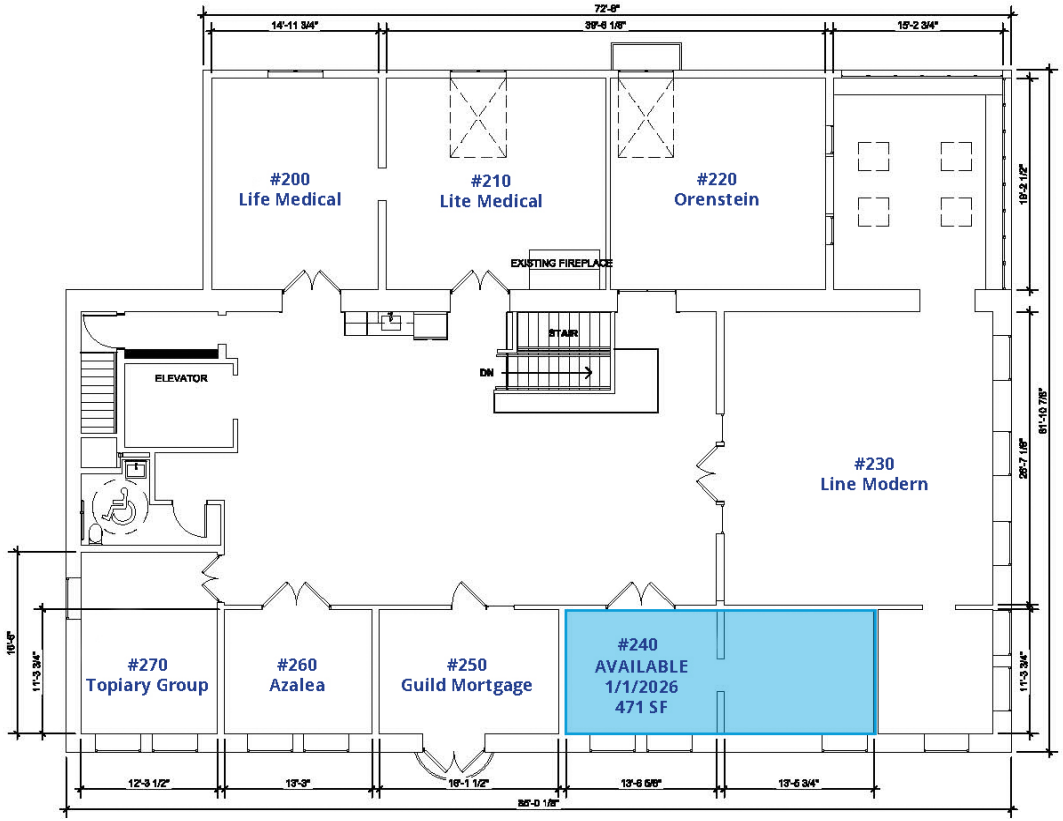

Site Plan - Basement

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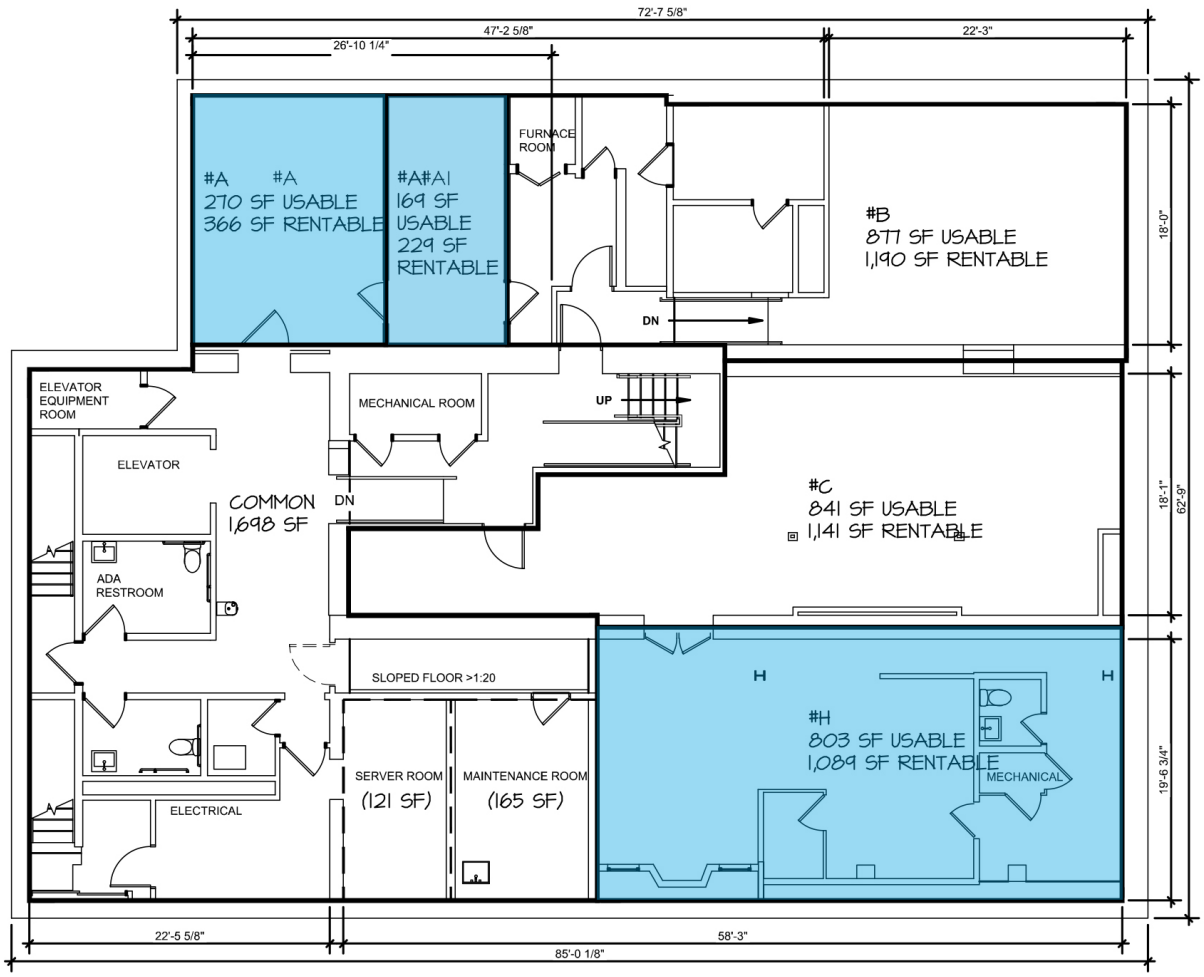

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