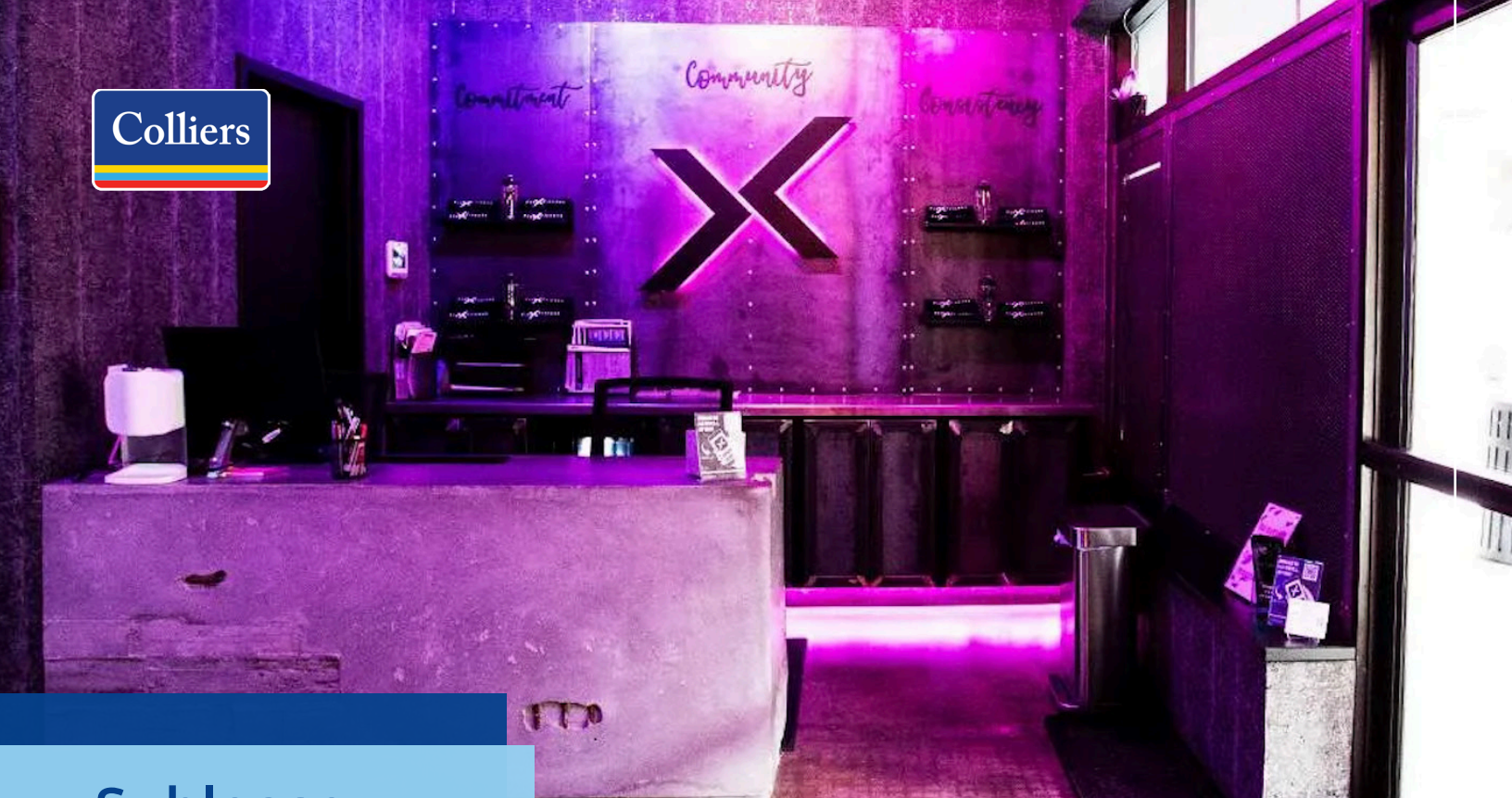




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Sublease

Space Available:

- Suite 7491: 3,177 sf (lease terms through 2/25/31)
- 2025 CAM/Tax: \$15.62 psf
- Lease Rate: \$29.25 psf

Contact us:

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7491 France Avenue S Edina, MN

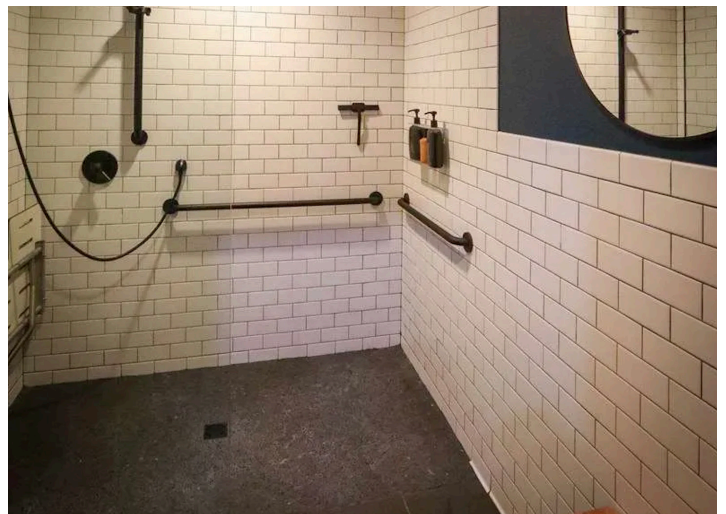
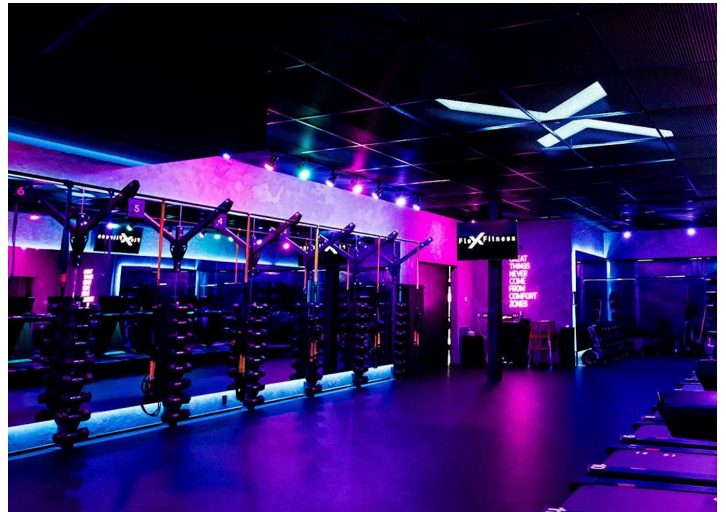
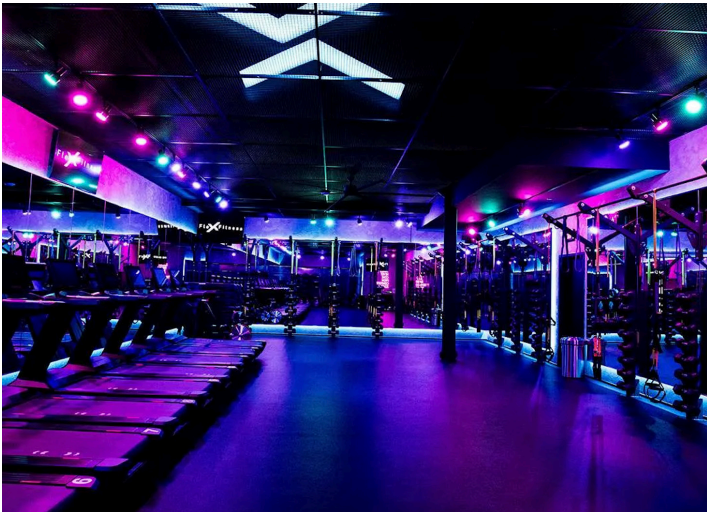
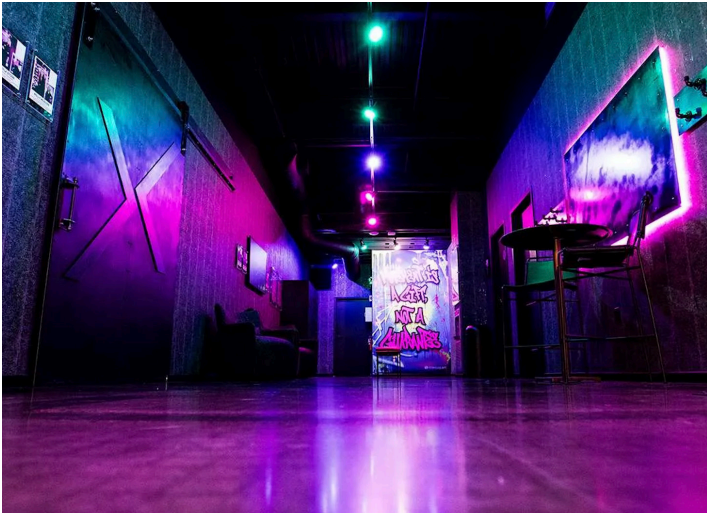
Retail Space In Highly Sought After Edina Submarket

Highlights and Features

- Anchored by Home Goods and Whole Foods
- Proximity to Highway 62 and 494
- Located close to Edina's Southdale trade area
- High traffic on France Avenue with strong daily commuter flow
- Surrounded by residential neighborhoods and corporate offices
- Lower-level former fitness training space
- Sound system
- Restrooms with shower
- Ample parking
- Monument signage available
- Co-tenants: Whole Foods, HomeGoods, Johnson Fitness & Wellness, Jos A. Bank, UPS Store, Core Power Yoga, JUUT SalonSpa, Wells Fargo, Jamba Juice, Mainstream Boutique, Office Depot, Hope Breakfast Bar, La-Z-Boy Furniture, and more

Accelerating success.

Interior Photos



Site Plan



Demographics



Population

1 mile: 9,138
3 miles: 52,646
5 miles: 148,987



Ave HH Income

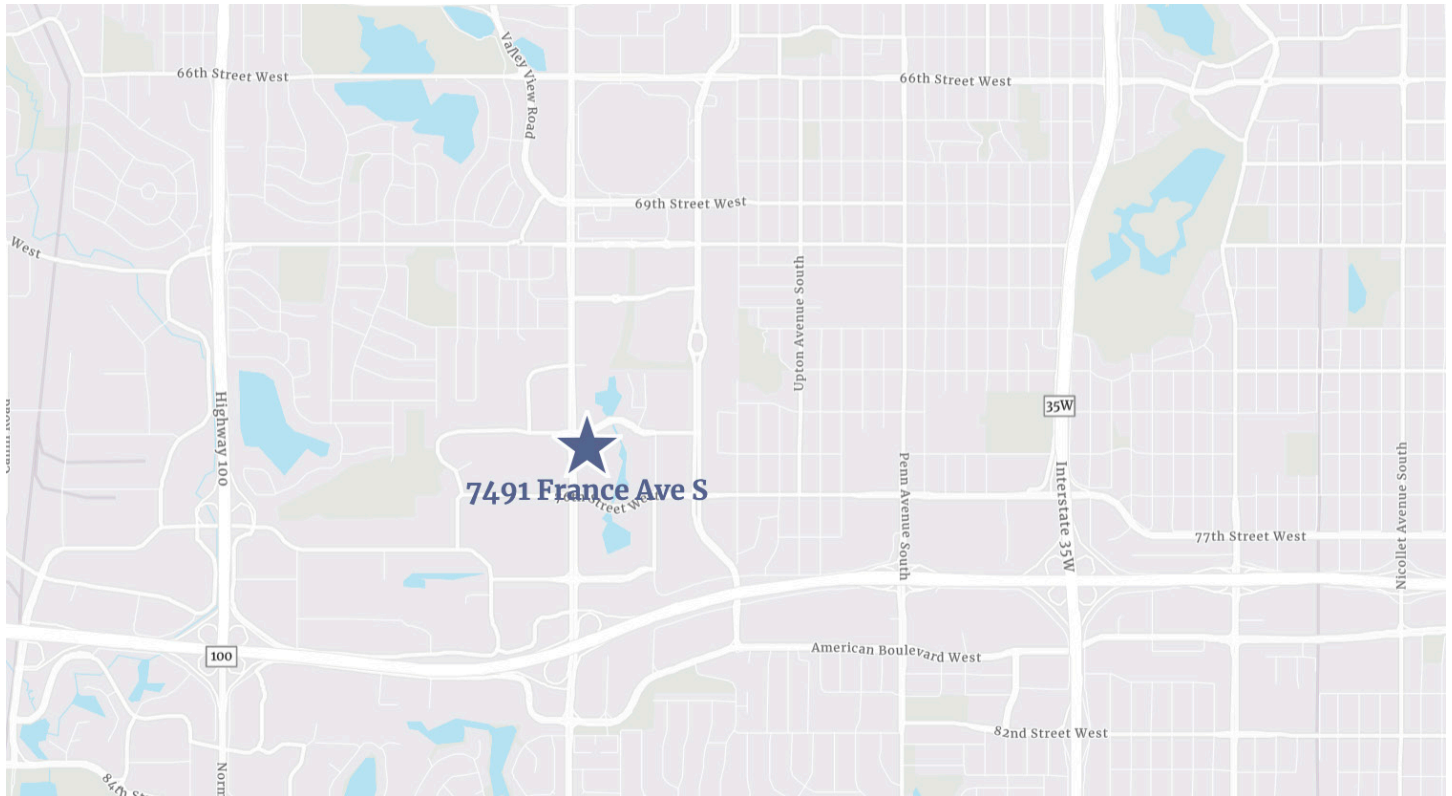
1 mile: \$71,997
3 miles: \$83,954
5 miles: \$88,382



Traffic Counts

France Ave S: 26,666 vpd
Parklawn Ave: 7,848 vpd
W 76th St: 9,683 vpd

Property Location



N

