

Retail or Office for Lease

**Kensington Park | 1,324 - 2,532 SF**

**7610- 7644 Lyndale Ave S, Richfield, MN 55423**

YOUR BUSINESS HERE

**NAL** Legacy



# Property Details



## 7610 LYNDAL AVE S, RICHFIELD, MN 55423



YEAR BUILT

2004



AVAILABLE SF

± 1,324 - 2,532 SF  
(CAN BE COMBINED)



OCCUPANCY

84%



NUMBER OF STORIES

1



NUMBER OF TENANTS

14



LAND AREA

3.14 ACRES



TAX ID

3302824440110



ZONING

PC-2 (PLANNED GENERAL COMMERCIAL)

# Suite 400



## FEATURES

- Available NOW
- ± 1,324 SF
- 28' x 66'
- Entrance and Lounge Area
- Two (2) Large, Private Offices
- Break Room
- Access from Lyndale Ave S and Parking Lot
- Private Restroom

[Click for Virtual Tour](#)



# Suite 500



## FEATURES

- Available NOW
- ± 2,532 SF
- 42' x 66'
- Access from Lyndale Ave S and Parking Lot
- Flexible layout allowing for creative floor plan options
- High Ceilings
- HVAC Unit and Service Panel on Premises

[Click for Virtual Tour](#)



# Property Details

Lease Rate

**\$20.00 SF/YR**

## LOCATION INFORMATION

Building Name	Kensington Park
Street Address	7610 Lyndale Ave S
City, State, Zip	Richfield, MN 55423
County	Hennepin
Market	Minneapolis Suburbs
Sub-market	Southdale Submarket
Cross-Streets	Lyndale Ave S & W 76th St
Side of the Street	West
Signal Intersection	Yes
Market Type	Large
Nearest Highway	I-494 & I-35W
Nearest Airport	Minneapolis - St. Paul International Airport

## BUILDING INFORMATION

Building Size	± 28,135 SF
Available Space	1,324 - 2,523 SF (Can be Combined)
Tenancy	Multiple
Year Last Built	2004
Existing Buildout	Suite 400 - Full Buildout Suite 500 - Shell Space

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	PC-2 (Planned General Commercial)
Lot Size	3.14 Acres
APN #	3302824440110
Lot Frontage	± 500 ft
Lot Depth	± 285 ft
Corner Property	Yes
Traffic Count	± 13,300 VPD
Traffic Count Street	Lyndale Ave S & W 76th St

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	90

## UTILITIES & AMENITIES

Handicap Access	Yes
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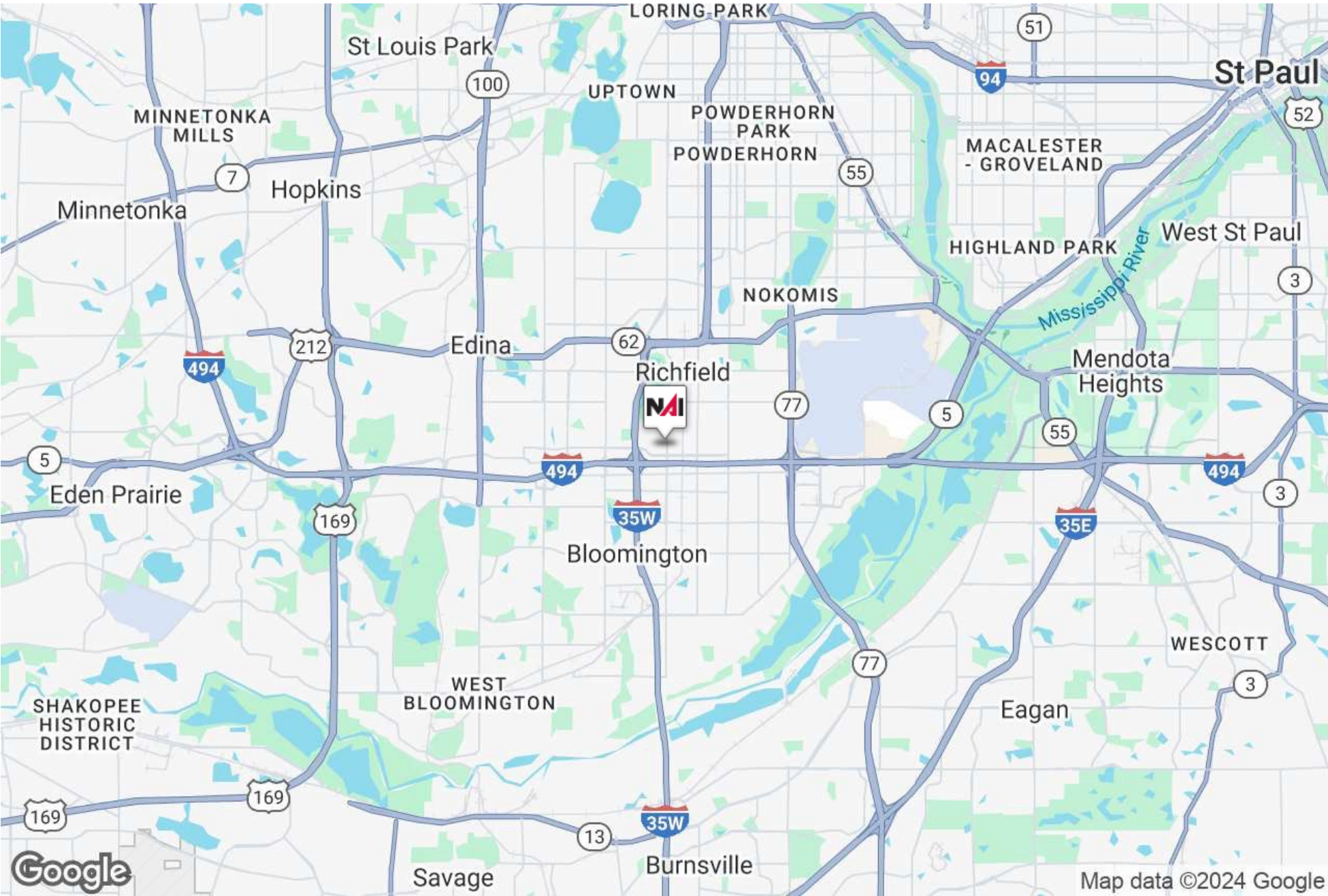
LEFT TURN  
YIELD  
ON FLASHING  
YELLOW  
ARROW

SPEED  
LIMIT  
30

W 76th St

LEFT TURN  
YIELD  
ON FLASHING  
YELLOW  
ARROW

# Regional Map

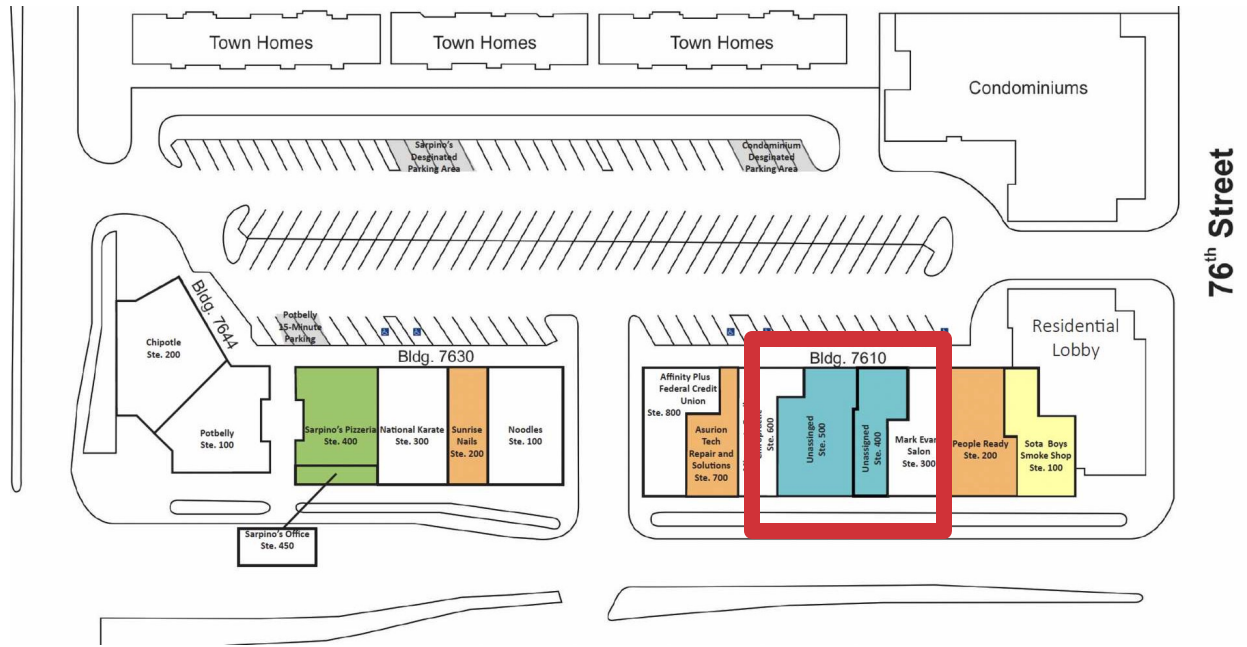


# Aerial Map





# Lease Spaces



## LEASE INFORMATION

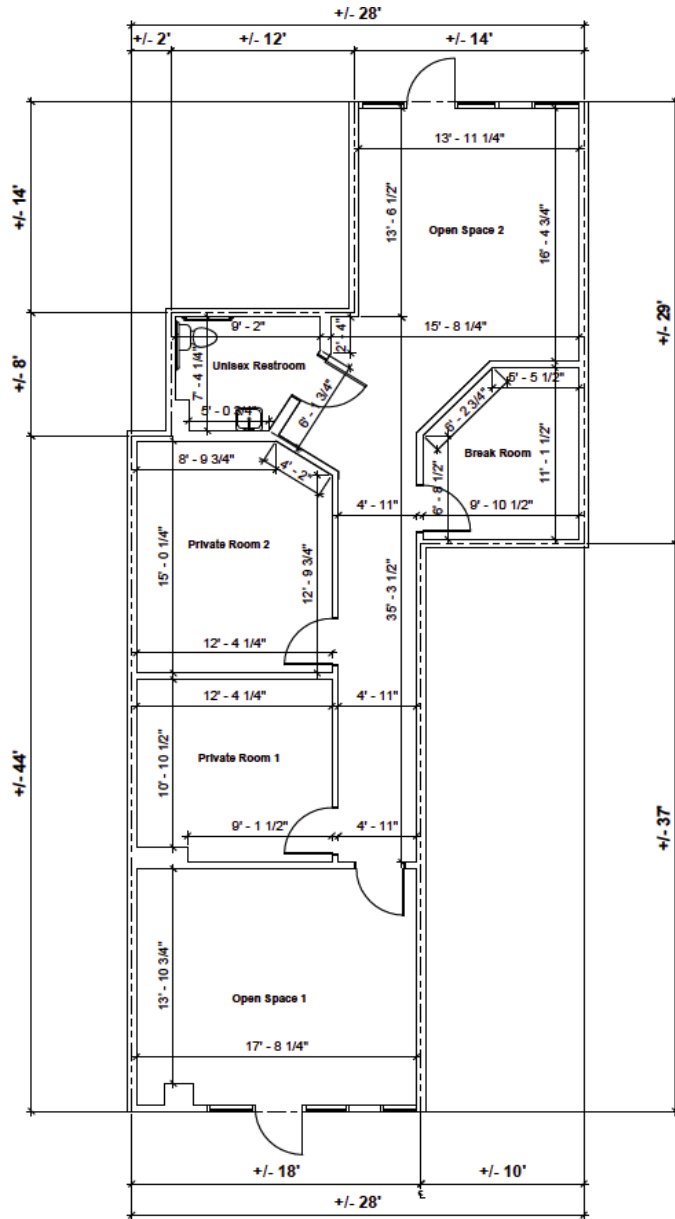
Lease Type:	NNN
Total Space:	1,324 - 2,532 SF (Can Combine up to 3,856 SF)

Asking Lease Term:	60 months
CAM/Real Estate Taxes/OPEX	\$17.76 SF/YR

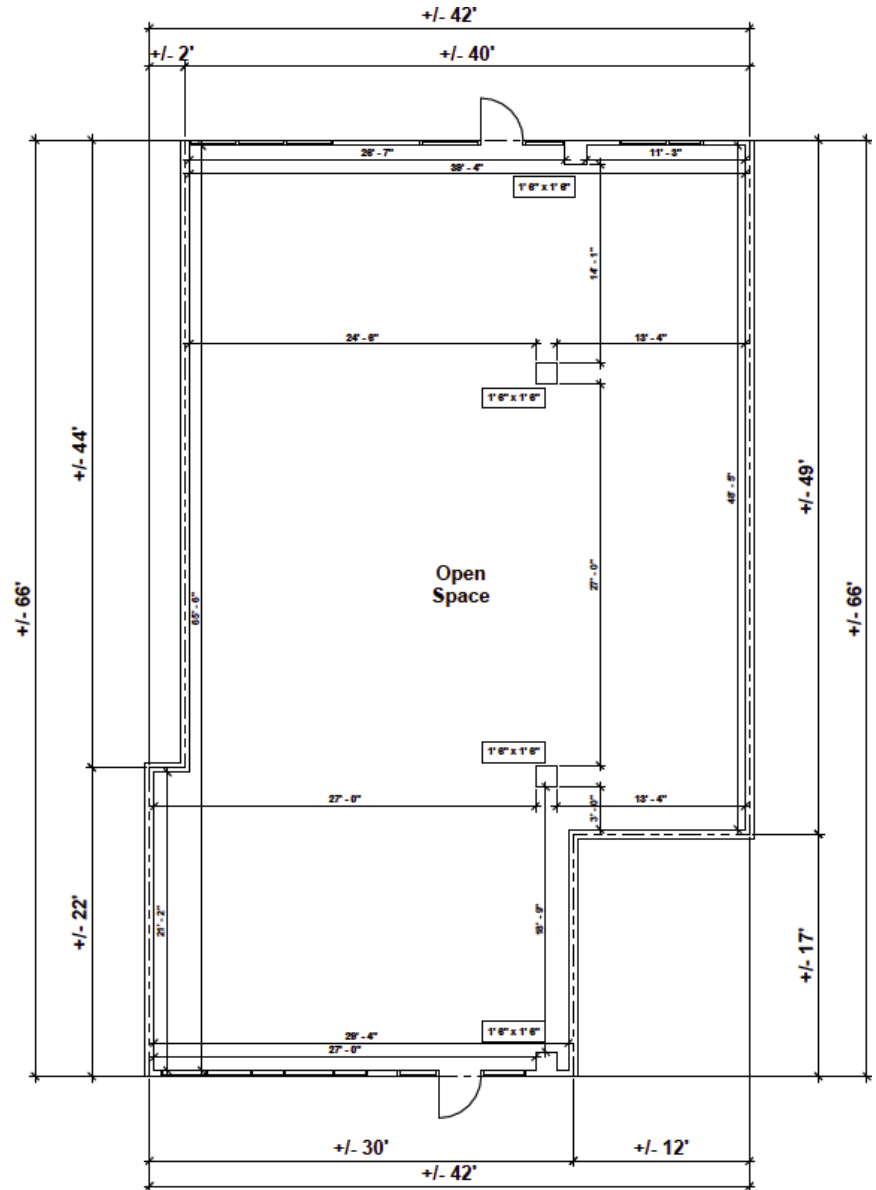
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Kensington Park Suite #400	Available	1,324 SF	NNN	\$20.00 SF/YR	<a href="#">Click Link for Virtual Tour</a>
Kensington Park Suite #500	Available	2,532 SF	NNN	\$20.00 SF/YR	<a href="#">Click Link for Virtual Tour</a>

# Floor Plans



**Suite 400 Virtual Tour**



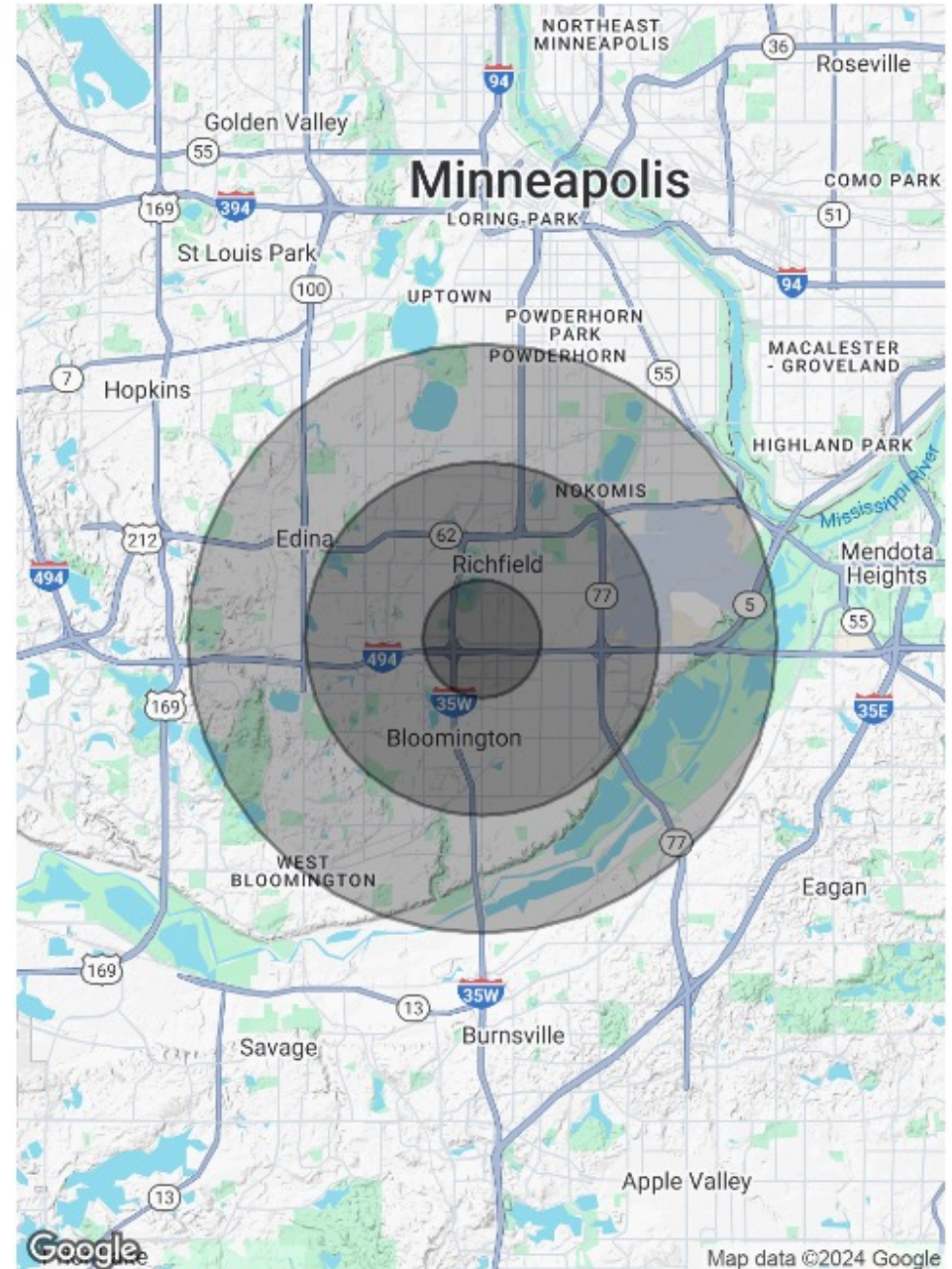
**Suite 500 Virtual Tour**

# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,038	112,156	250,867
Average Age	38.1	40.3	40.9
Average Age (Male)	36.4	38.3	39.7
Average Age (Female)	39.8	41.4	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,082	48,981	107,964
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$91,820	\$95,391	\$117,361
Average House Value	\$236,661	\$261,060	\$342,454

2020 American Community Survey (ACS)





# NAI Legacy



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