

4400 FRANCE AVENUE SOUTH

Edina, MN

For Sale or For Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

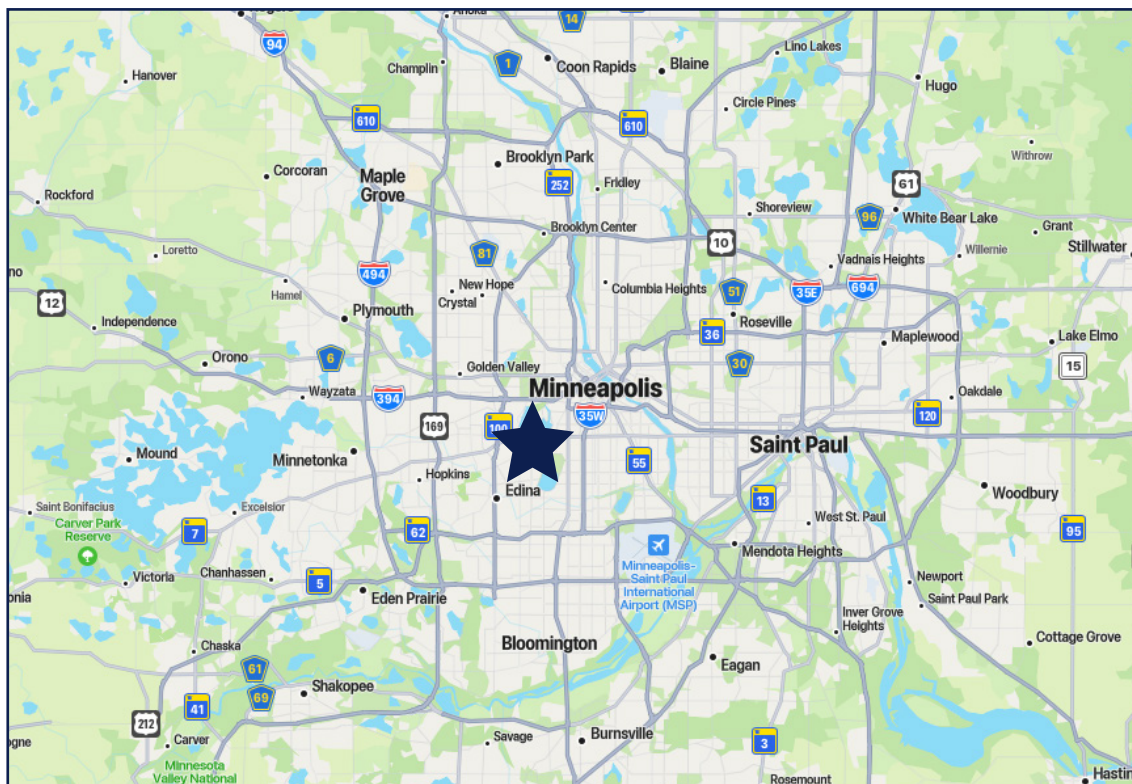
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*Look Upland. Where Properties
& People Unite!*

ADDRESS	4400 France Avenue South
CITY, STATE	Edina, MN
SPACE AVAILABLE	4,174 SF
LOT SIZE	0.18 Acres
SALE PRICE	\$2,100,000
LEASE RATE	\$34.00 PSF NNN
TAX 2026	\$62,421.58
YEAR BUILT	1956/2020
COUNTY	Hennepin
PARKING	10 Surface Stalls



PROPERTY FEATURES

- **Parking:** 10 on-site surface stalls plus nearby street parking
- **Signage:** Highly visible storefront signage along France Ave
- **Frontage:** Strong corner frontage on France Ave & W 44th St
- **Visibility:** Excellent sightlines from both directions of traffic
- **Access:** Convenient ingress/egress from 44th Street
- **Building Type:** Single-tenant boutique retail/service building
- **Condition:** Renovated (2020) with modern finishes
- **Layout:** Open showroom with private offices and support space

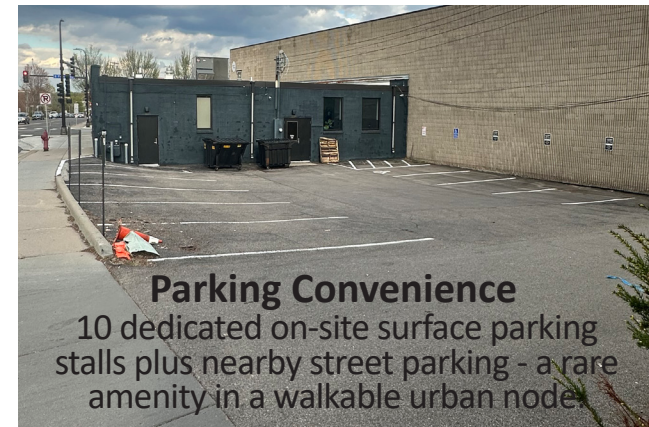
2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	19,717	155,783	415,045
MEDIAN AGE	41.6	37.0	37.2
MEDIAN HH INCOME	\$158,502	\$111,595	\$93,024
AVERAGE HH INCOME	\$231,973	\$170,577	\$139,263

PROPERTY HIGHLIGHTS

- **Premier France Avenue Corner**
Prominent hard corner at France Ave & W 44th St in one of the Twin Cities' most established and supply-constrained retail corridors.
- **Strong Traffic & Visibility**
11,000+ vehicles per day on France Ave providing consistent traffic and brand visibility
- **Affluent Trade Area**
Exceptional demos with average household incomes over \$230,000 within a 1-mi radius
- **Boutique Opportunity**
±4,174 SF ideal for retail, showroom, medical, or professional users seeking a high-end neighborhood presence
- **Recently Renovated**
Updated in 2020 with modern storefront, high-end interior finishes, and a flexible open layout
- **Strong Signage & Branding**
Excellent France Ave frontage & corner visibility for impactful signage and tenant identity
- **Walkable Amenity-Rich Node**
Surrounded by established retailers, restaurants, fitness studios, and daily-needs drivers in the heart of Linden Hills

POTENTIAL USES

- **Boutique Retail/Showroom**
- **Medical/Dental/Orthodontics**
- **Med-Spa/Wellness/Aesthetics**
- **Physical Therapy/Rehab**
- **Coffee/Cafe/Deli**
- **Pet Services**
- **Professional Services**
(Legal, Financial, Creative, etc.)
- **Food & Beverage Concepts**



Parking Convenience

10 dedicated on-site surface parking stalls plus nearby street parking - a rare amenity in a walkable urban node

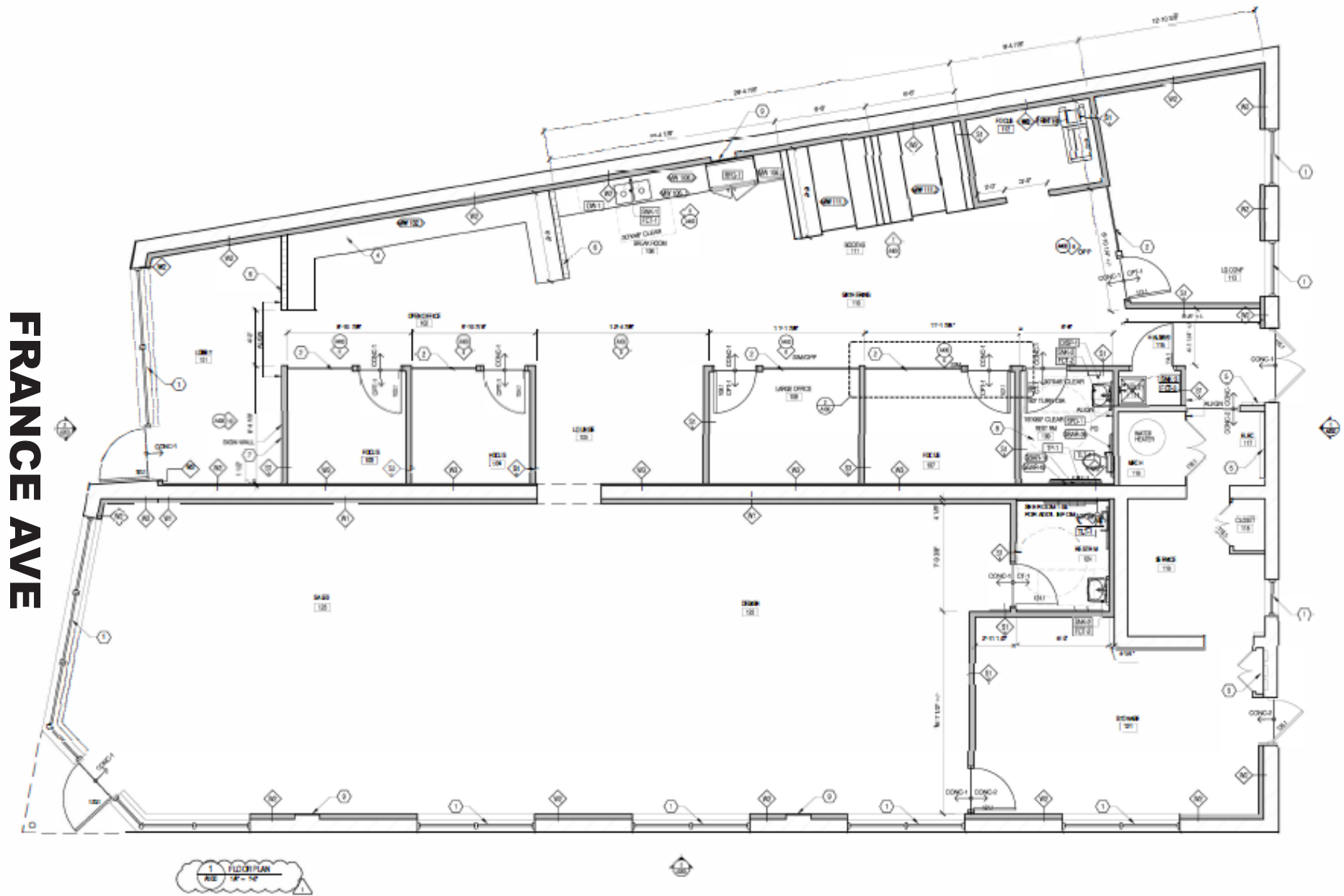
Rare France Avenue Corner Opportunity

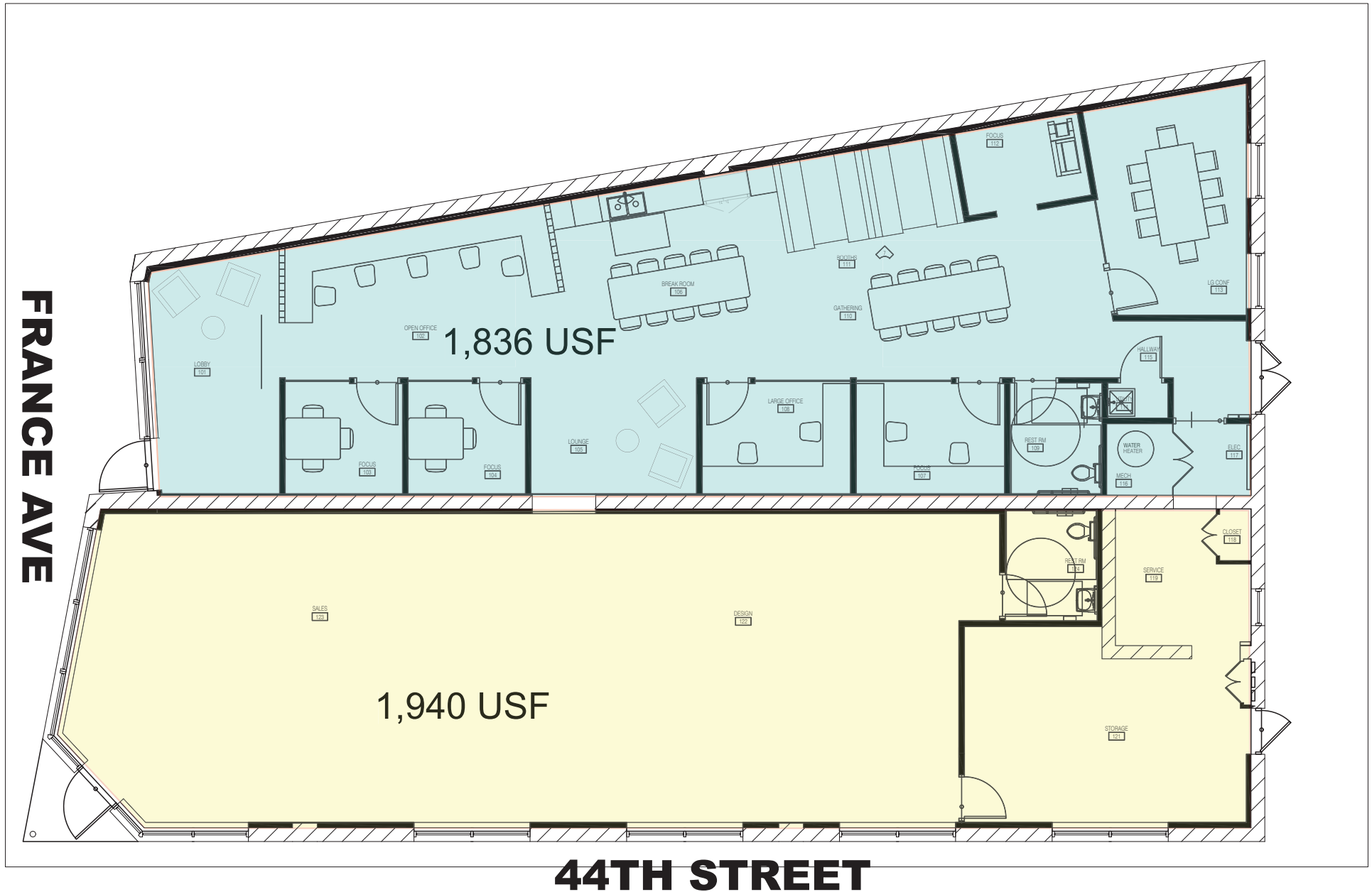
Rarely does a small-format, high-visibility space become available along France Avenue. This combination of affluent demographics, strong daily traffic, and a turnkey building creates an ideal opportunity for users seeking a premier neighborhood or destination presence.

















UPLAND

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