

For Sale

# 5780 Lincoln Drive

5780 Lincoln Dr | Edina, MN 55436

**ROKOS**  
ADVISORS



## Office Building For Sale | Edina, Minnesota

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For Sale

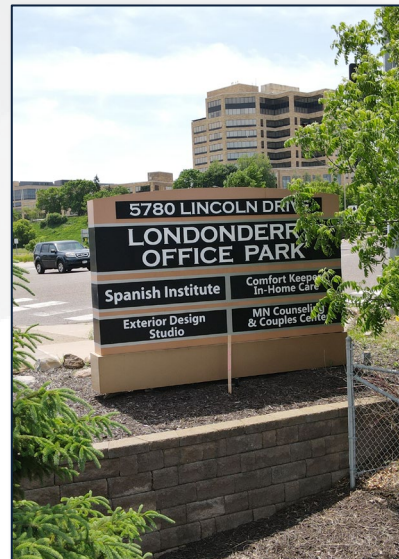
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## Building Highlights

- \$3.25M purchase price
- 21,129 SF situated on 2.5 acres | Zoning PID
- Roof replaced In June 2021, HVAC replaced July 2012, new compressor added June 2024
- Excellent access to Hwy 169 & Hwy 62
- Surface parking lot containing 106 stalls
- Functional layout with private offices and open work areas
- Close proximity to retail & restaurants
- Walkable amenities including Caribou Coffee, Olives Fresh Pizza Bar, UPS Store, etc.



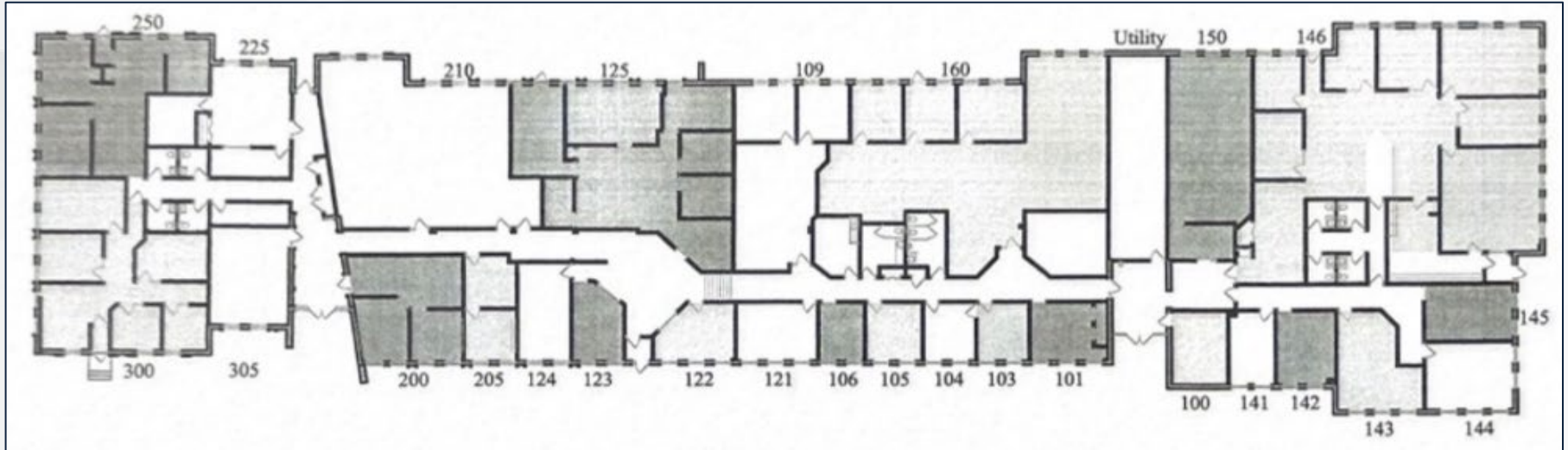
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## Floorplate



## Property Flyover Videos



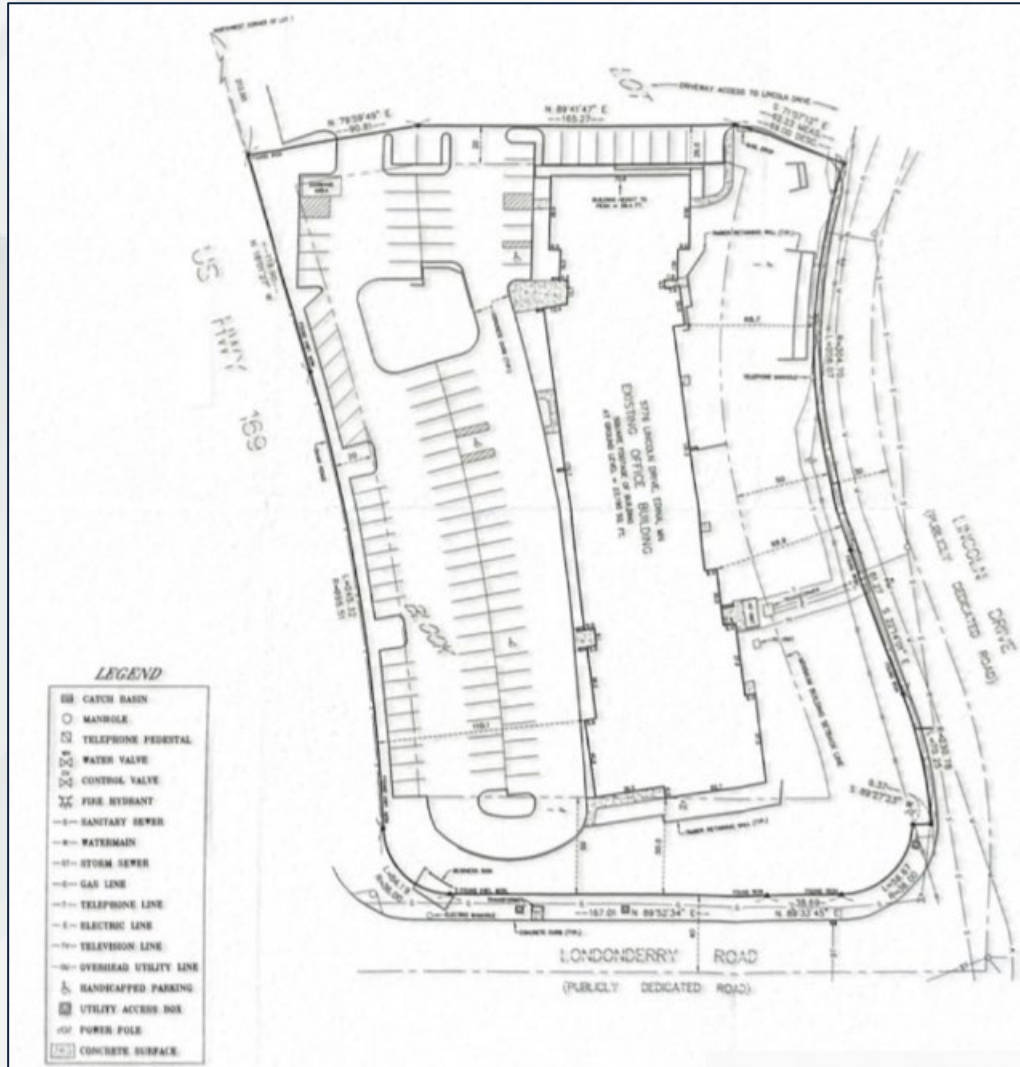
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## Site Plan



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## Demographics & Connectivity

5 Mile Radius



Population  
230,814



Population Density  
2,941 people per square mile



Median Age  
41 Years Old



Median Household Income  
\$99,637



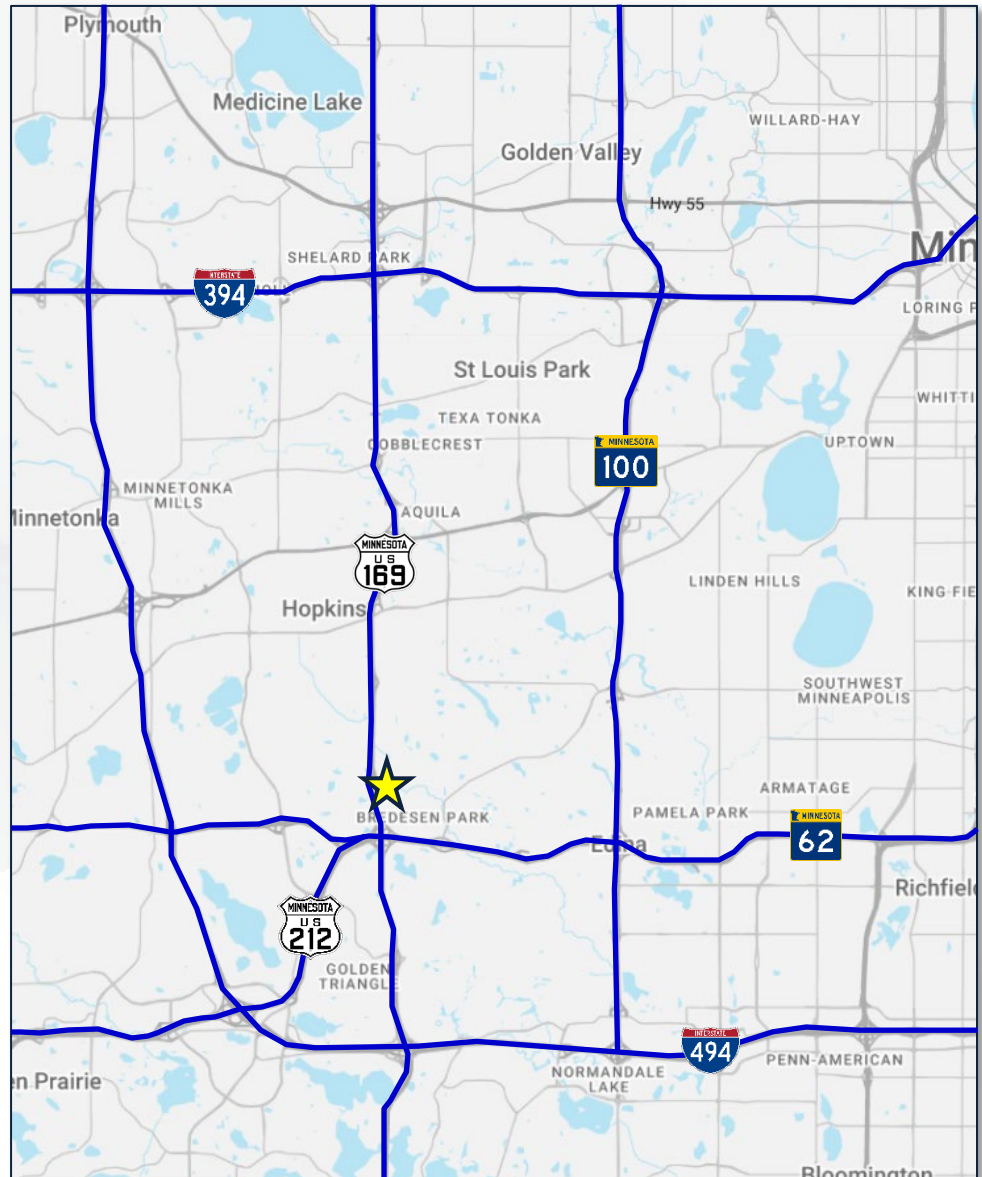
Households  
61,597 Occupied Units



Median Home Value  
\$409,942

## Local Traffic Exposure

Street & Cross Street	Traffic Volume	Distance
Bren Rd East @ Bren Rd E W	21,443	0.19 mi
Bren Rd W @ Smetana Dr W	20,313	0.20 mi
Londonderry Rd @ Lincoln Dr E	6,495	0.11 mi



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## Location & Nearby Amenities

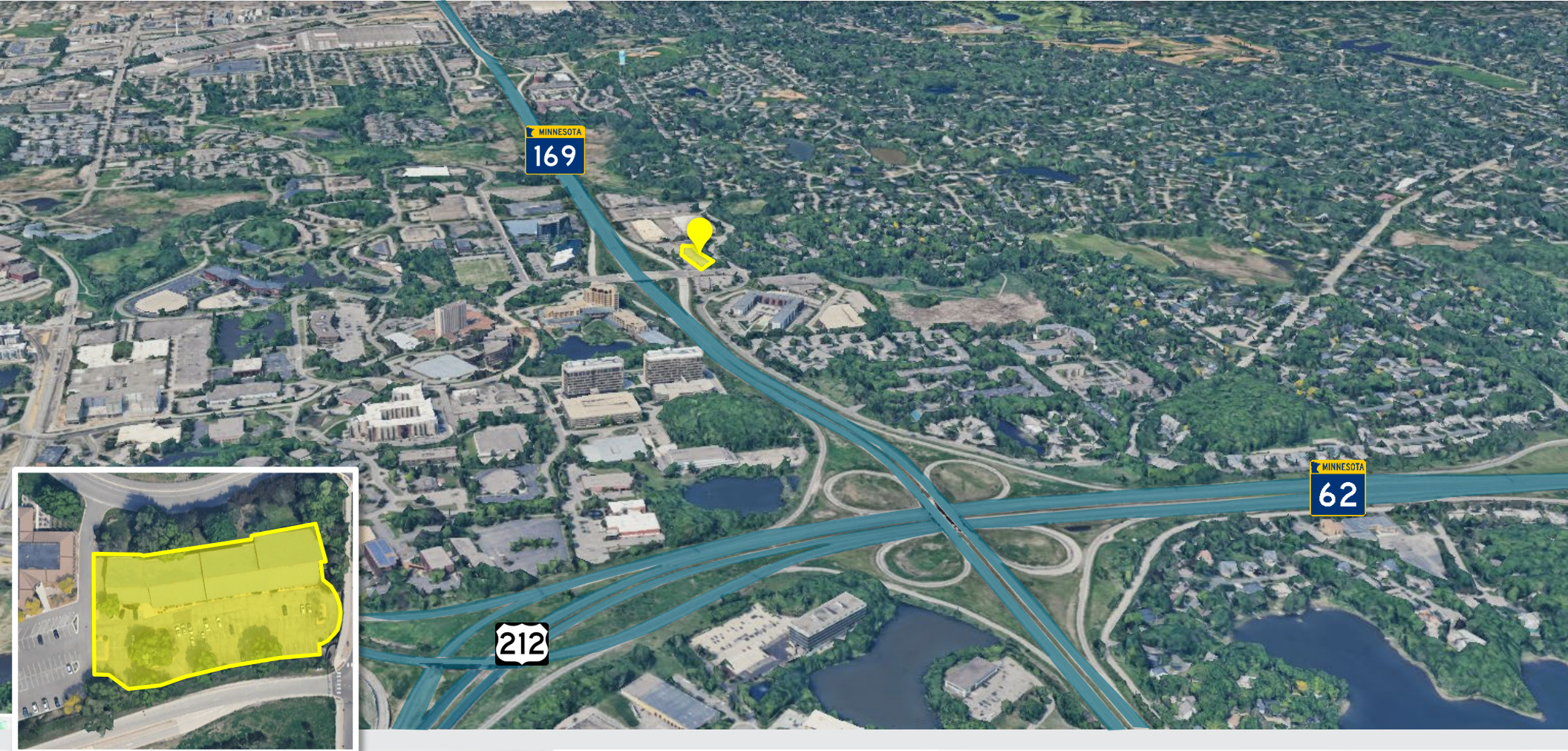


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## CONTACT US

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