



**HEMPEL**  
REAL ESTATE

# BUILD TO SUIT

Medical  
Development

**7300  
Metro Blvd**

**SITE**



**METRO BLVD**

## Rare Edina Infill **OPPORTUNITY**

Get your dream property in the center of a bustling city. Great visibility to Hwy. 100 and easy access from I-494. This site is perfectly situated in Edina, MN.

### Property Overview

Acres	0.7
Potential Bldg Square Feet	Up to 10,000 SF
Divisible	No
Sale Price	Negotiable
Build to Suit	Available
Permitted Uses	Medical, Office, Retail
PID	0911621240037

### More features :

- High density suburban market
- \$100k median income in surrounding area
- Vibrant and perpetually busy area

**LEASING@HEMPELCOMPANIES.COM**  
**612-355-2600**



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,984	81,004	261,771
Avg Household Income	\$119,135	\$100,863	\$94,337
Daytime Employees	22,629	106,310	224,105

# CONCEPT PLAN



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