

RICHFIELD PROFESSIONAL BUILDING



OFFERING SUMMARY

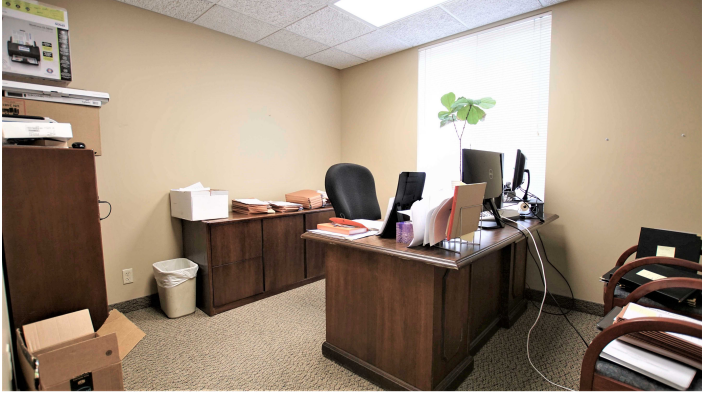
ADDRESS:	7400 Lyndale Ave. S Richfield, MN 55423
LEASE RATE:	\$23/RSF Gross
RENTABLE SF:	Suite 120: 1,609 RSF
RENOVATED:	2000
FLOORS:	1
PARKING:	Onsite
ZONING:	C-2 General Business District

PROPERTY OVERVIEW

- Highly visible professional office building at the corner of Lyndale Avenue & 74th Street W
- Suite 120 offers 4 private offices with reception area, conference room and kitchenette
- Abundant natural light
- Easy access for customers or clients
- Convenient on-site parking
- Optional underground heated parking
- Close proximity to area retail and MSP Airport
- Businesses serve the trade area of Richfield, Edina, and Bloomington

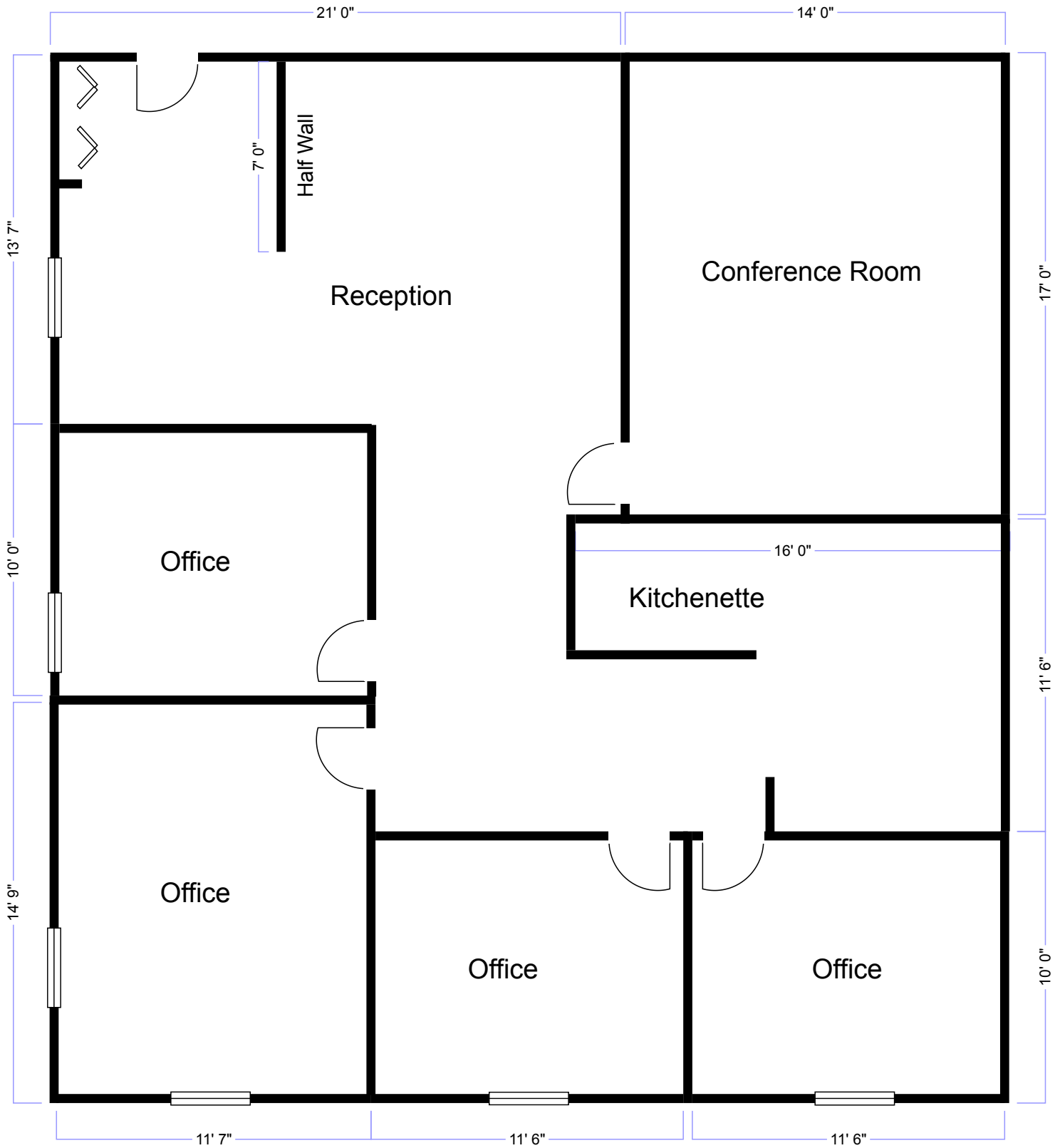


7400 Lyndale Ave. S. Richfield, Property Photos

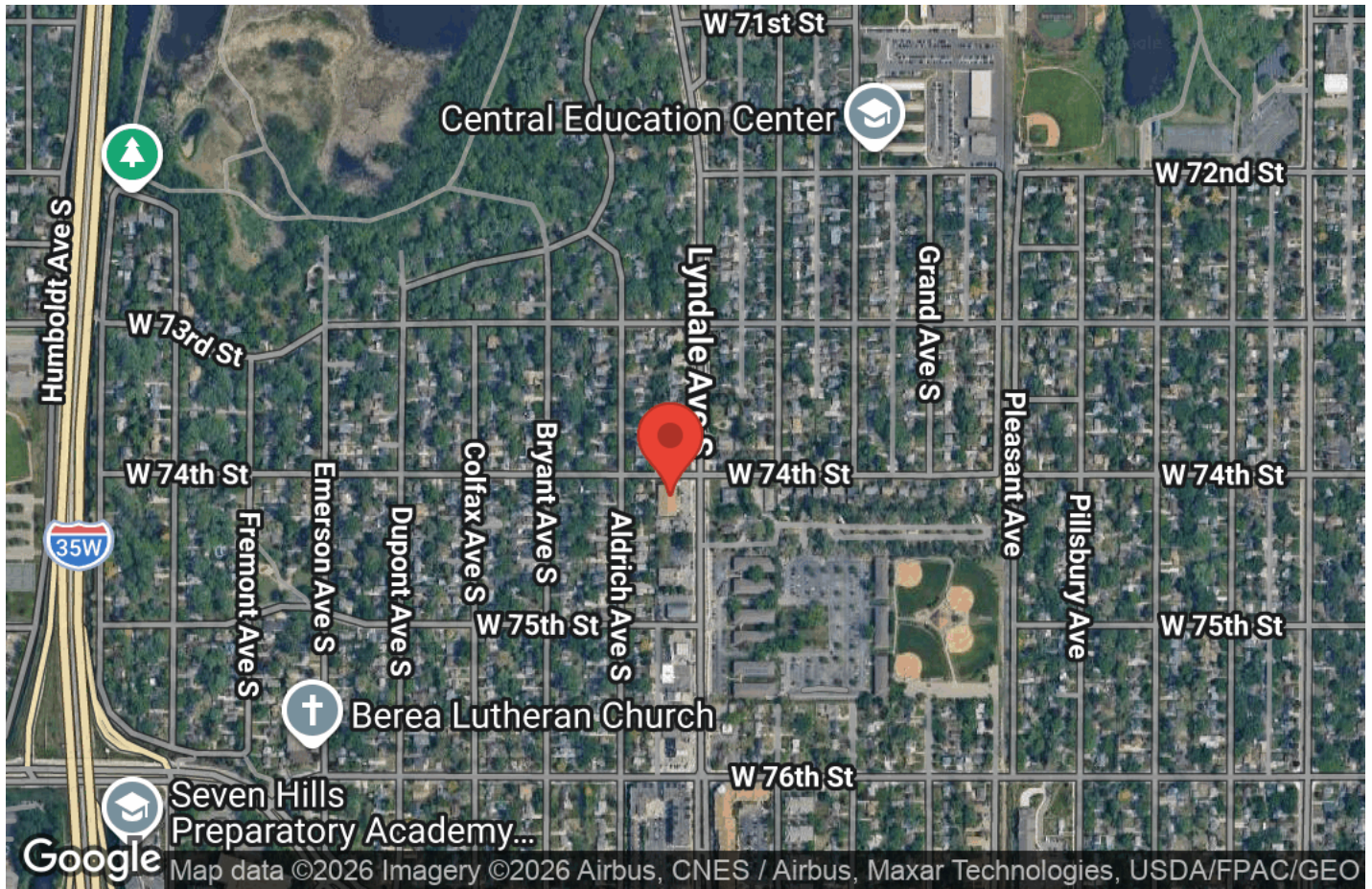


Floor Plan

7400 Lyndale Ave. S Suite 120



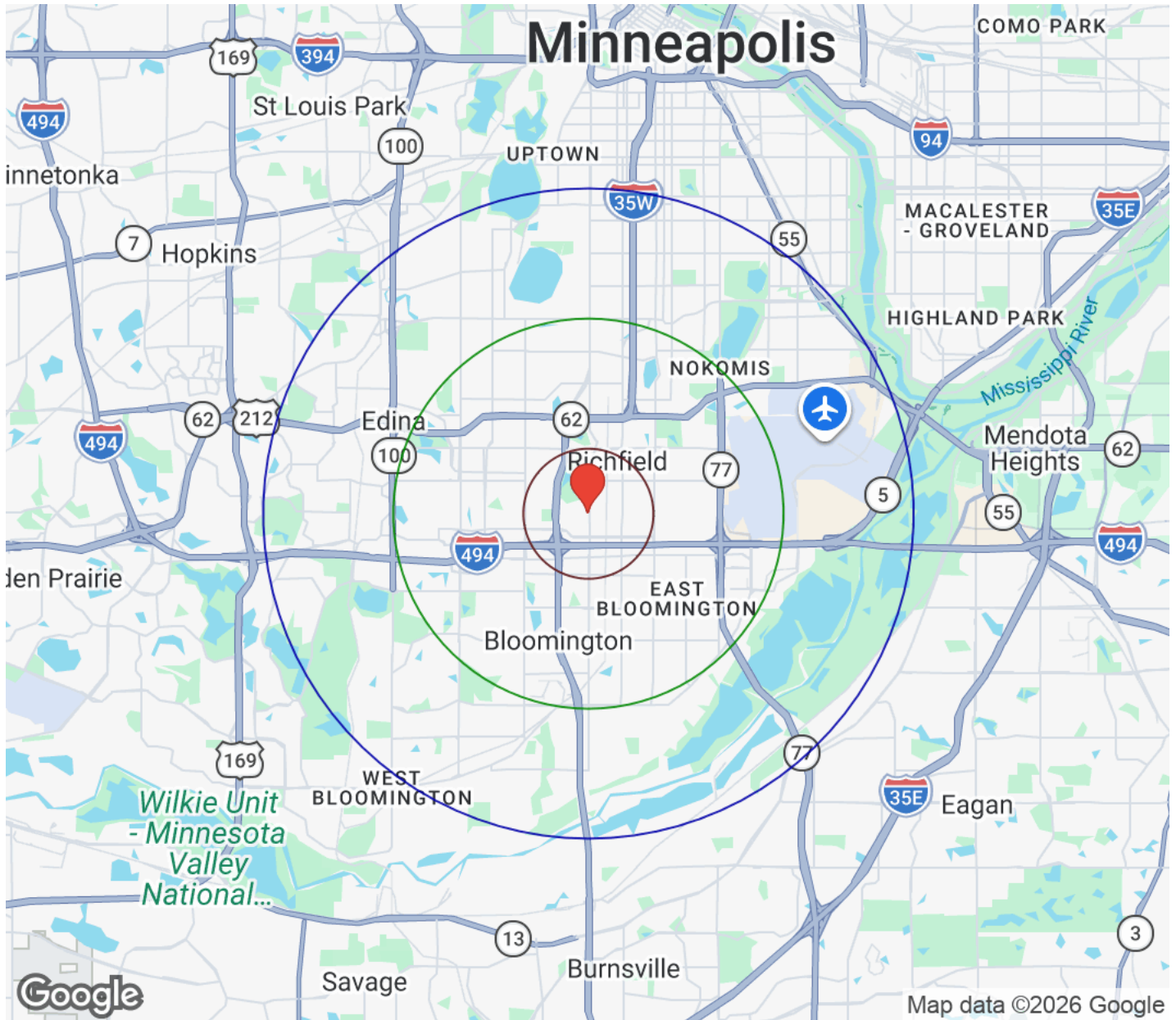
Location Maps: 7400 Lyndale Ave. S Richfield



AREA RETAIL



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,937	59,729	131,611	Median	\$87,669	\$93,816	\$104,392
Female	6,065	59,256	132,478	Under \$15k	256	3,016	5,537
Total Population	12,002	118,985	264,089	\$15k - \$25k	273	2,657	4,722
				\$25k - \$35k	326	2,400	4,740
Housing				\$35k - \$50k	513	4,736	8,747
Total Units	5,930	56,826	124,654	\$50k - \$75k	892	7,557	15,230
Occupied	5,464	51,987	113,862	\$75k - \$100k	935	7,473	15,867
Owner Occupied	3,485	31,180	74,893	\$100k - \$150k	915	9,602	21,360
Renter Occupied	1,979	20,807	38,969	\$150k - \$200k	509	5,654	13,867
Vacant	467	4,839	10,792	Over \$200k	846	8,888	23,793
Age							
Ages 0 - 14	1,930	21,202	46,128				
Ages 15 - 24	1,151	12,084	25,914				
Ages 25 - 54	5,098	50,758	110,498				
Ages 55 - 64	1,385	13,105	30,752				
Ages 65+	2,437	21,836	50,797				

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Exclusively Listed by

Dan Boschwitz - Associate

☎ (612) 804-8730

✉ danboschwitz@kw.com

📍 40358686, Minnesota

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