



FOR LEASE: D'AMICO & SONS
7804 OLSON MEMORIAL HWY | GOLDEN VALLEY, MN 55427



Public Storage

MidWestOne Bank

Lewis Rd

10th Ave N

THE CLUB AT GOLDEN VALLEY

Pennsylvania Ave N

McDonald's

DAVANNI'S

PIZZA & HOT DRINKS

Triple D

Espresso

Golden Valley Animal Hospital

SNAP FITNESS

Mainstream Boutique

WELLS FARGO

3,897 VPD

GOLDEN VALLEY CITY HALL

4,772 VPD Golden Valley Rd

Country Club Dr

New Bohemia

NAGOYA

Wurst & Bier Haus

9ROUND

30 MIN DOKBOX FITNESS

ups

JOJO'S

O'Reilly

ACE

LIQUOR BARREL

DOOLITTLES WOODFIRE GRILL

UNITED STATES POSTAL SERVICE

32,499 VPD

12,647 VPD

SITE

PATINA

noodles

CHIPOTLE

LOVE PIZZA

Starbucks

ME

Massage Envy

TOTALLY TAN

RELAX. TONIC. GLOW.

BOBER TEA

PAPA JOHN'S

SUBWAY

PANCHEROS

MEXICAN GRILL

LEEANN CHIN

26,215 VPD

BROOKVIEW GOLF & LAWN BOWLING

Hwy 55

Rhode Island Ave N

PROMINENT OPPORTUNITY

LOCATION	7804 Olson Memorial Hwy (Hwy 55) Golden Valley, MN 55427
AVAILABLE	2,776 SF
RENT	\$36.00 PSF (current net)
CAM & TAXES	\$21.31 PSF Total \$11.58 PSF + \$9.73 PSF (est. current year)
TERM	Primary lease term extends to June 30, 2031 Two (2) five-yr options to extend lease - as far out as June 30, 2041
HIGHLIGHTS	<ul style="list-style-type: none">+ Prominent frontage and signage at full traffic intersection along Highway 55 & Winnetka Ave+ Large outdoor patio with park-like setting+ D'Amico & Sons has been an occupant of this space since 1996

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	4,709	84,203	298,603
DAYTIME POPULATION	11,606	122,489	377,151
AVERAGE HH INCOME	\$128,973	\$130,449	\$127,308
MEDIAN HH INCOME	\$94,903	\$100,455	\$91,256
HOUSEHOLDS	2,098	38,054	133,464

NEARBY RETAILERS

DOOLITTLES
WOODFIRE GRILL

New Bohemia
Wurst+BierHaus

noodles
& COMPANY



PANCHEROS
MEXICAN GRILL



LEEANN
CHIN

SUBWAY

PATINA
EST. 1993

THE CLUB AT
GOLDEN VALLEY

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