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Retail For Lease

# The Lorient

4500 France Avenue S | Edina, Minnesota

**Terese Reiling**

Senior Vice President

+1 952 897 7738

[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)



# Property Highlights

- Rare retail end cap in highly desired 44th and France trade area
- On site covered parking and free street parking
- High income, education and population demographics
- Perfect for retail, service, and medical



# Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	19,452	153,368	406,605
Median HH Income	\$163,120	\$109,140	\$88,333
Average HH Income	\$227,928	\$163,705	\$131,688
Daytime Population	7,122	77,112	377,361

## Description

Adjacent to 45 luxury apartment units

## Year Built

2020

## Available

Suite 2: 1,698 RSF / 1,448 USF

## 2024 Expenses

\$ 11.89 PSF - CAM

\$ 8.94 PSF - Taxes

\$ 20.83 PSF - Total

## Public Parking

36 covered and climate controlled stalls

Free street parking on France and Sunnyside Ave

## Traffic Count

France Ave S: 11,300 vehicles per day

## Area Tenants



# Site Plan

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Site Plan



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1600 Utica Ave S, Suite 300  
 Minneapolis, MN 55416  
 +1 952 897 7700  
 colliers.com

