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Retail For Lease

# The Lorient

4500 France Avenue S | Edina, Minnesota

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## 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	19,665	153,829	408,624
Median HH Income	\$157,778	\$110,051	\$90,597
Average HH Income	\$229,015	\$163,244	\$133,104
Daytime Population	16,072	138,053	541,608

## Description

Adjacent to 45 luxury apartment units

## Year Built

2020

## Available

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

## 2025 Estimated Expenses

\$19.50 PSF - Total

## Public Parking

36 covered and climate controlled stalls

Free street parking on France and Sunnyside Ave

## Traffic Count

France Ave S: 9,945 vehicles per day

## Area Tenants



# Site Plan

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