



OFFERING SUMMARY

LEASE RATE:	\$650 .00 per month Gross
RENTABLE SF:	Suite 150: 245 RSF
RENOVATED:	2000
FLOORS:	1
PARKING:	Onsite
ZONING:	C-2 General Business District

PROPERTY OVERVIEW

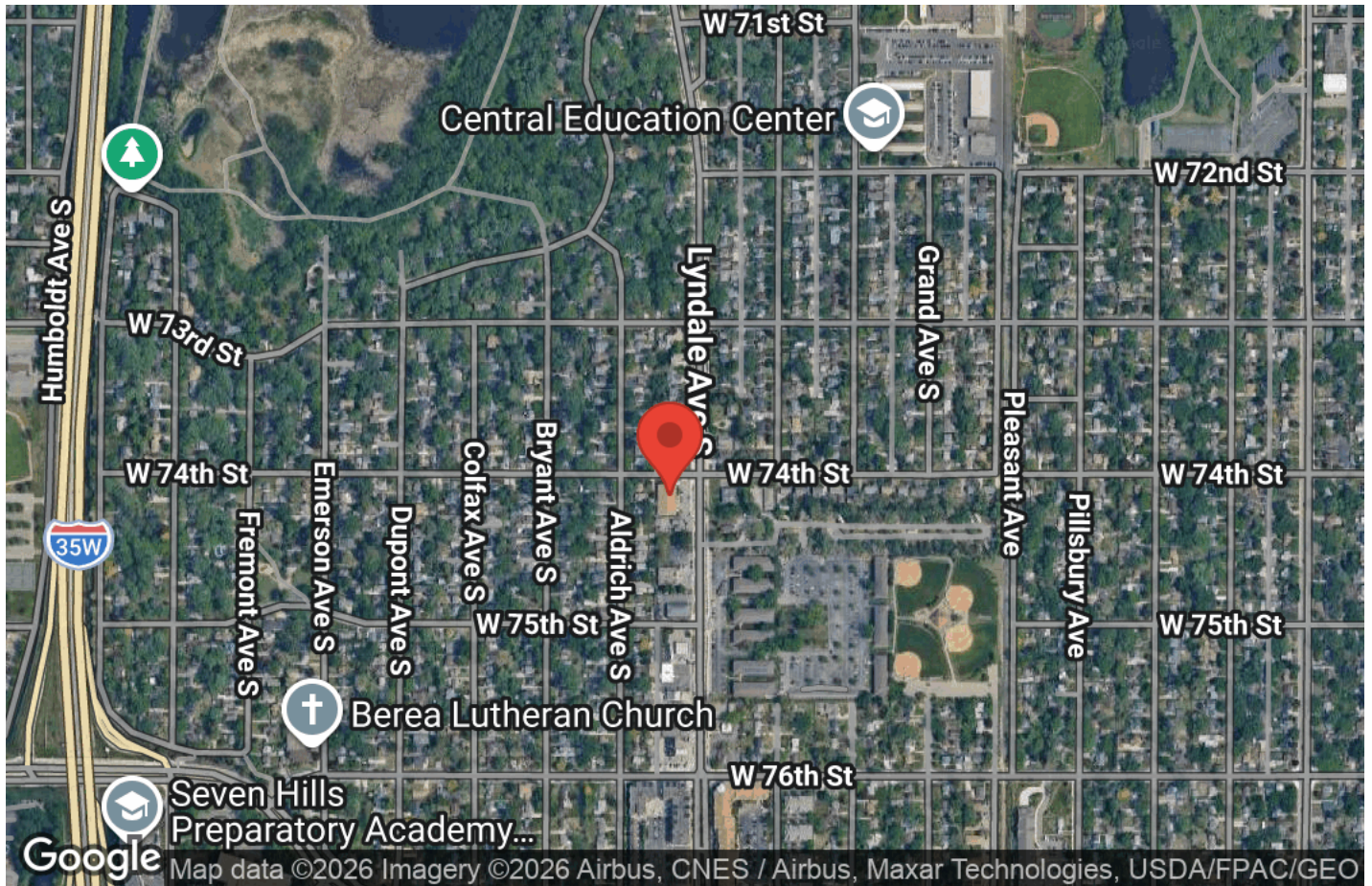
- Highly visible professional office building at the corner of Lyndale Avenue & 74th Street W
- Suite 150 offers a single office with waiting area
- Abundant natural light
- Easy access for customers or clients
- Close proximity to area retail and MSP Airport
- Zoning allows a wide variety of retail & service businesses
- Businesses serve the trade area of Richfield, Edina, and Bloomington



7400 Lyndale Ave. S. Richfield, Property Photos



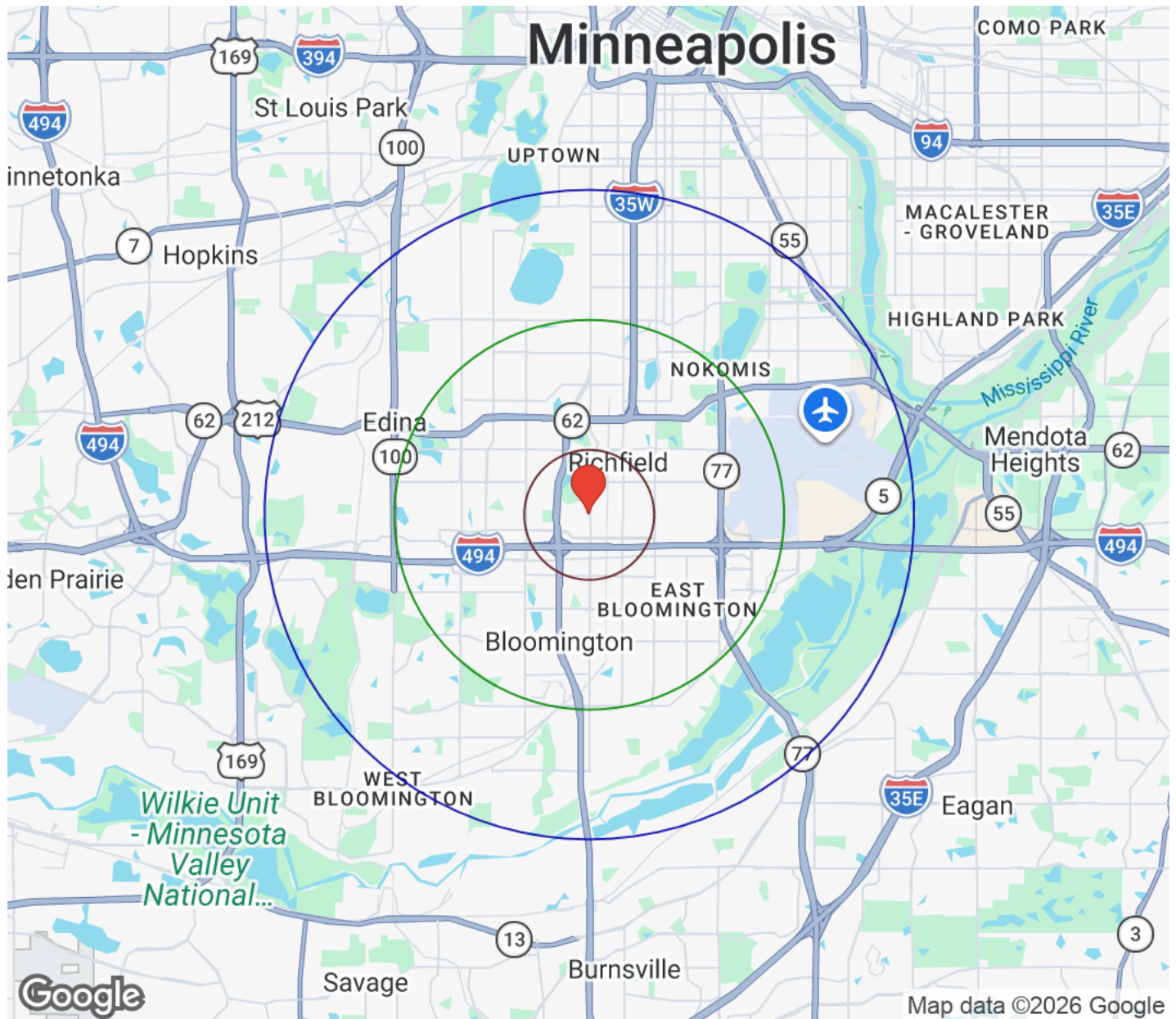
Location Maps: 7400 Lyndale Ave. S Richfield



AREA RETAIL



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	5,937	59,729	131,611
Female	6,065	59,256	132,478
Total Population	12,002	118,985	264,089

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,930	56,826	124,654
Occupied	5,464	51,987	113,862
Owner Occupied	3,485	31,180	74,893
Renter Occupied	1,979	20,807	38,969
Vacant	467	4,839	10,792

Age	1 Mile	3 Miles	5 Miles
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

Income	1 Mile	3 Miles	5 Miles
Median	\$87,669	\$93,816	\$104,392
Under \$15k	256	3,016	5,537
\$15k - \$25k	273	2,657	4,722
\$25k - \$35k	326	2,400	4,740
\$35k - \$50k	513	4,736	8,747
\$50k - \$75k	892	7,557	15,230
\$75k - \$100k	935	7,473	15,867
\$100k - \$150k	915	9,602	21,360
\$150k - \$200k	509	5,654	13,867
Over \$200k	846	8,888	23,793