

MINNESOTA
7



W 36TH STREET 8,500 VPD



ST. LOUIS PARK REC CENTER



EXCELSIOR BLVD
13,263 VPD

FRANCE AVE

9,400 VPD
WOODDALE AVES



MINNESOTA
100



9,088 VPD



NAVAB BROS.



SITE

EXCELSIOR BLVD
22,625 VPD

NATCHEZ AVES



19,726 VPD

127,000 VPD

WOODDALE AVE

ups Hoigaard's TOP 10 TEN LIQUORS

Once upon a child B&B BOOKS JACQUES MARTEL SCHULER SHOES FS

ACE SUBWAY FANTASTIC SAM'S

4631 EXCELSIOR BLVD

Building For Sale | St. Louis Park, MN

JANET OLSON | 612.359.1681
JOHN JOHANNSON | 612.359.1680

PROPERTY SUMMARY

LOCATION: 4631 Excelsior Blvd | St. Louis Park, MN
BUILDING GLA: 5,200 sq. ft. Total
 2,600 sq. ft. | First Floor
 2,600 sq. ft. | Basement
YEAR BUILT: 1966
LAND SIZE: 0.27 acres
ZONING: C1: Neighborhood Commercial

SALE PRICE

\$1,200,000

*Adjacent parcel of 0.26 ac also available for sale by same ownership and can be combined.

TRAFFIC COUNTS

22,625 VPD on Excelsior Blvd

127,000 VPD on Highway 100

AREA TENANTS



DEMOGRAPHICS

2021 ESRI est.

DISTANCE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	17,092	145,896	408,511
DAYTIME POPULATION	17,809	144,522	495,387
AVERAGE HH INCOME	\$130,025	\$130,620	\$109,472
MEDIAN HH INCOME	\$91,765	\$89,510	\$73,169

contacts

Janet Olson • 612 359 1681 • janet.olson@transwestern.com

John Johannson • 612 359 1680 • john.johannson@transwestern.com

