

# LYNVue



## Retail Space For Lease

4,800 SF (DEMISABLE) | 6445 LYNDALE AVE S, RICHFIELD, MN 55423

**Josh Bloom**

josh@bloomcommercial.com  
651.207.3157

**Mike Belzer**

mike@bloomcommercial.com  
651.226.1838

**Tim Bloom**

tim@bloomcommercial.com  
612.701.5151



AN **ENCLAVE** PROJECT

## The Property

Enclave and Bloom Commercial Real Estate are pleased to offer retail space for lease at Richfield's newest mixed-use development, Lynvue Apartments. Developed, constructed and managed by Enclave, Lynvue is a well-balanced Class-A property featuring customizable office and retail suites on the ground floor, complemented by 161 luxury apartment homes above. The mixed-use community offers an on-site consumer base for businesses and is located on the well-connected Lyndale Avenue South.



## Property Details

- Located across from busy Lakewinds Food Co-op and Cafe
- Various opportunities to accommodate both the small and mid-size retailer
- Quality and refined luxury finishes in a well-coordinated color palette include brick and architectural panels
- Artfully designed exterior lighting and design elements include an illuminated front walkway
- Elevated patio along Lyndale Ave frontage
- Highly visible building signage opportunities
- Abundance of storefront windows and 14-foot ceilings
- Subdividable space
- Walk-up patio area available
- Dedicated retail parking
- Central business hub for the City of Richfield
- Covered parking behind retail space, plus street parking



RENDERING OF SPACE FOR LEASE\*

*\*Rendering for illustrative purposes only*

## Neighboring Businesses & Demographics



### 3 MILE RADIUS | W 65TH ST, RICHLFIELD, MN 55423

**Population:** 130,000+ (3 Mile Radius)

**Average HH Income:** \$115,000

**Median Age:** 35.7

**Lyndale Traffic Counts:** 12,900 VPD

**Businesses:** 5,182

**Top Employers:** Best Buy HQ, US Bank HQ, Richfield Public Schools, Target, Metro Sales Headquarters

## An Unparalleled Community

When you choose to build your business at Lynvue, you'll be part of an elevated Class-A community unlike anything else in the area. The apartment homes above the first-level retail space generate great traffic and awareness, and were expertly designed to complement the main floor retail space.

The 9-foot ceilings, plentiful amenity spaces, enclosed parking and hand-picked unit finishes are attractive features for residents looking for the best in a live, work, play and dine atmosphere.



APARTMENT HOME



# LYNVue

For additional information and to  
reserve your space at LynVue, contact:

**Josh Bloom**  
[josh@bloomcommercial.com](mailto:josh@bloomcommercial.com)  
651.207.3157

**Mike Belzer**  
[mike@bloomcommercial.com](mailto:mike@bloomcommercial.com)  
651.226.1838

**Tim Bloom**  
[tim@bloomcommercial.com](mailto:tim@bloomcommercial.com)  
612.701.5151