

LYN VUE



Retail Space For Lease

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

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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 for illustrative purposes only*

Neighboring Businesses & Demographics



3 MILE RADIUS | W 65TH ST, RICHFIELD, 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:

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