

Y&M

YORKTOWN MALL



3301-3535 Hazelton Rd S, Edina, MN 55435

CBRE

Property Features

GLA

99,442 SF

Prime Neighborhood

in the Desirable Southdale Trade Area

Fully lit Intersection

and Large Parking Field

Directly Adjacent

to High Volume Target

Close Proximity

to Southdale Mall and The Galleria

AVAILABLE SPACE

34,066 SF

1,983 SF

3,921 SF

CO-TENANTS

FedEx

Panera
BREAD


Hirshfield's



FANTASTIC SAMS
CUT & COLOR

— EST. 1961 —
PEARLE OOVISION

LANE BRYANT

Demographics

	1 MILE	3 MILES	5 MILES
Population*	17,770	110,959	275,365
Daytime Population	33,289	159,734	353,553
Households*	9,524	47,969	119,247
Average Household Income	\$108,426	\$151,903	\$149,796

**current year estimate*

Traffic Counts

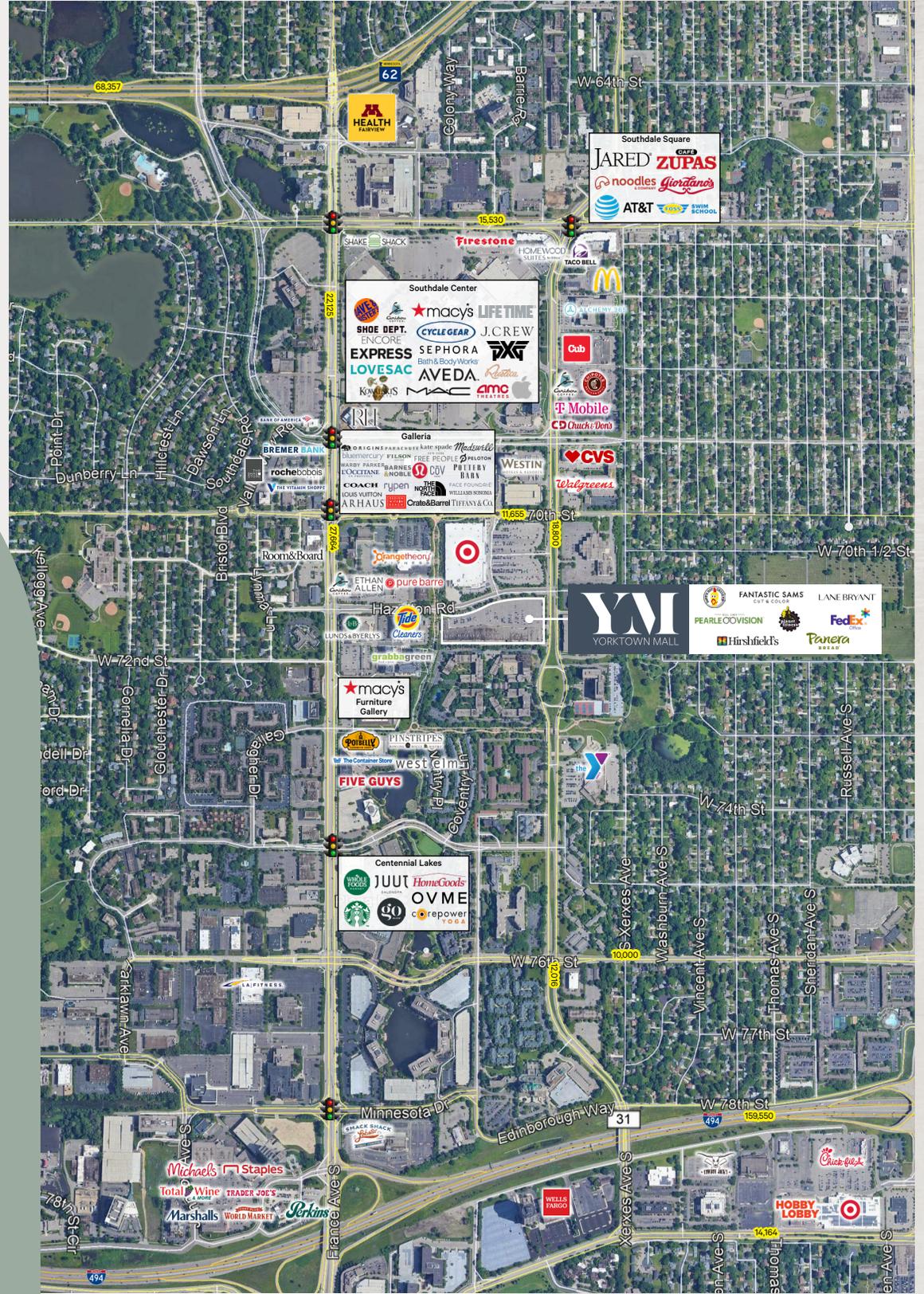
York Ave S: 18,800 VPD

France Ave S: 26,666 VPD

W 70th St: 10,467 VPD



Nearby Amenities



Site Plan

Available for Ground Lease



YM

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