

A NEW CORNER ON FRANCE AVENUE

# Prime Edina Retail Outlot Opportunities



FRANCE  
COMMONS

7600 France Ave S  
Edina, MN



*Digital rendering*

**NEWMARK**



# Retail outlets available for sale, build-to-suit, or ground lease along the highly sought-after France Avenue corridor



Prominent building signage with excellent visibility along France Avenue



Sites available ranging from 3,000-6,000 square feet



Plentiful on-site parking for effortless daily access



Positioned along the premier France Avenue corridor

The 7600 France Avenue pad sites will be delivered as legally subdivided and separately taxed parcels of land. The pads will be build-ready, including needed soil corrections, grading, stormwater improvements, utilities stubbed to the boundary of the property, and paving of and curbing of access to the property. Adequate parking to code will be provided through easements.

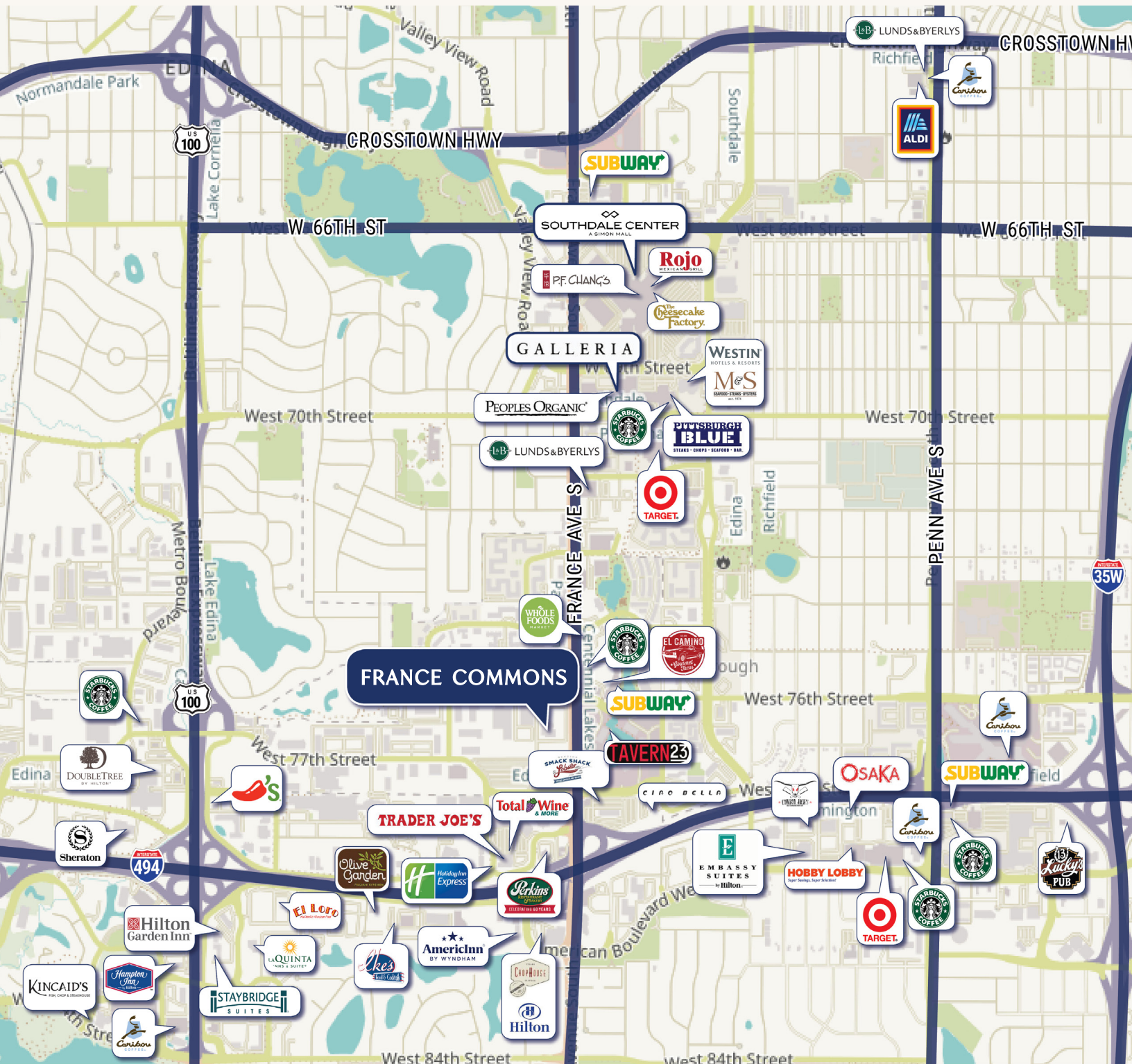
Enjoy visibility at this premium Edina intersection to 33,000 cars per day on France Avenue and over 9,000 per day on 76th Street. Access provided to the site off of 76th Street as well as through an easement off France Avenue at neighboring 7700 France Ave.





# A new address on a great avenue

France Avenue is the Twin Cities' most concentrated affluent retail corridor, with the I-494 interchange as its highest-visibility node. Drivers exit the regional freeway onto an avenue lined by Centennial Lakes, Galleria Edina, and Southdale Center. The site is positioned within one of the highest-income retail trade areas in the Upper Midwest. A strong daytime population from on-site office users and the surrounding Edina corridor provides a captive base for lunch, errands, and after-work visits.





# High-Income Households and Retail Demand

- 11,300+ RESIDENTS WITHIN 3 MILES
- \$152,600 AVG HOUSEHOLD INCOME, 3 MI
- ~2X EDINA HHI VS. U.S. MEDIAN

Source: LoopNet - 7101 France Ave S · U.S. Census Bureau

# Site Renderings



# Aerial View





# FRANCE COMMONS

## For More Information, Contact:

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