

MINNESOTA
7

LA FITNESS

Citizens Bank

9

W 36TH STREET 8,500 VPD

TARGET

ST. LOUIS PARK REC CENTER

slumberland

MIDAS

OPITZ

EXCELSIOR BLVD

FRANCE AVE

9,400 VPD WOODDALE AVES

Burlington

MICO CENTER

MINNESOTA
100

L&B

Park Nicollet

9,088 VPD

NAVAB BROS.

TRADER JOE'S

CVS

Home Depot

epower

Starbucks

McDonald's

FRESH THYME

Mobile

KinderCare

EXCELSIOR BLVD 22,625 VPD

WELLS FARGO

PANNEKOEKEN HUIS

ORVIS

MetLife

Dentist

CHASE

McDonald's

HealthPartners

CVS

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

SITE

NATCHIEZ AVES

ups Hoigaard's TOP 10 TEN LIQUORS

Once upon a child HALF PRICE BOOKS JACQUES HENRI

ACE SUBWAY SCHULER SHOES FS FANTASTIC SAMS

4631 EXCELSIOR BLVD

Building For Sale | St. Louis Park, MN

JANET OLSON | 612.359.1681
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TRANSWESTERN

REAL ESTATE
SERVICES

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

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

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TRANSWESTERN

**REALTY
RESOURCES**
MEMBER