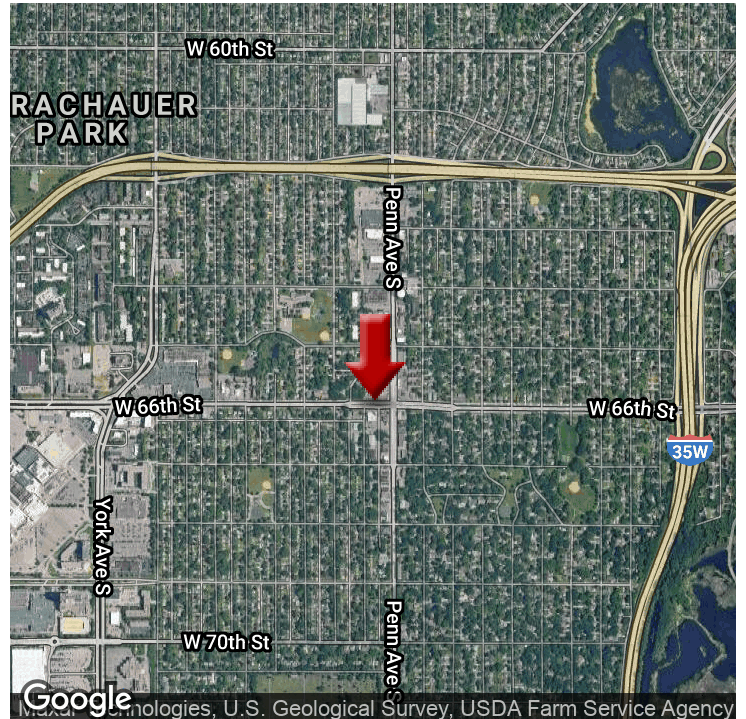


RETAIL/OFFICE FOR LEASE

2321 WEST 66TH STREET

2321 W 66th St, Richfield, MN 55423



OFFERING SUMMARY

AVAILABLE SF:	1,271 SF
LEASE RATE:	\$20.00 SF/yr (NNN)
NNN EXPENSES:	CAM \$5.12 SF/yr Taxes \$3.62 SF/yr
LOT SIZE:	.84 Acres
YEAR BUILT:	1969
BUILDING SIZE:	18,684 SF

PROPERTY OVERVIEW

End retail space with large windows providing abundant natural light. Currently built out as office with portable work stations. Space is easily adaptable for Office or Retail.

PROPERTY HIGHLIGHTS

- Located on W 66th St and Penn Ave S, easy access to Crosstown Hwy 62
- End Cap Space
- Great Retail Visibility
- Large Windows
- Open Floor Plan
- Large Signage Above Space
- Onsite parking available in front and back of the building
- Close proximity to Fairview Southdale Medical Center and Southdale Shopping Mall

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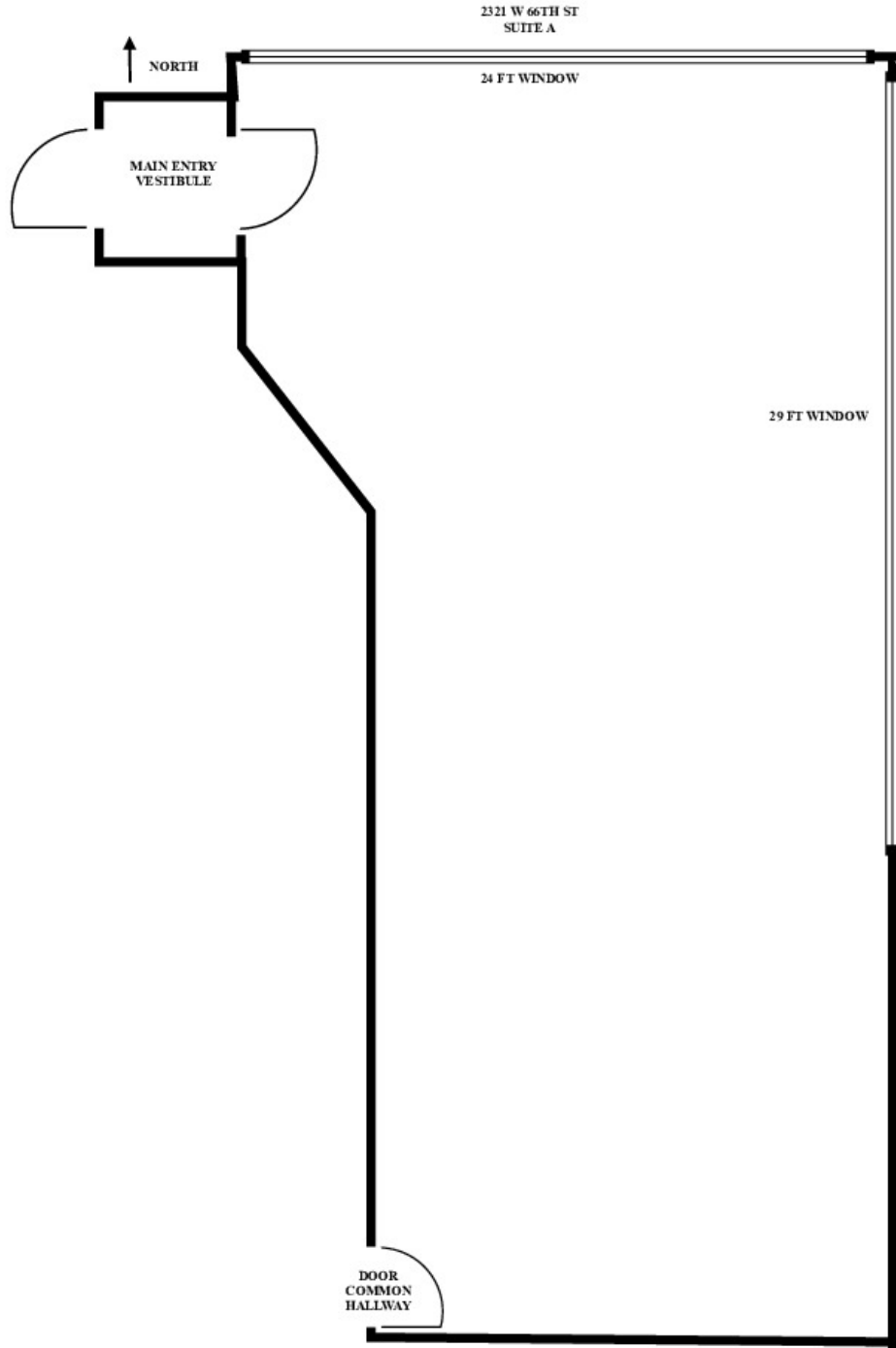
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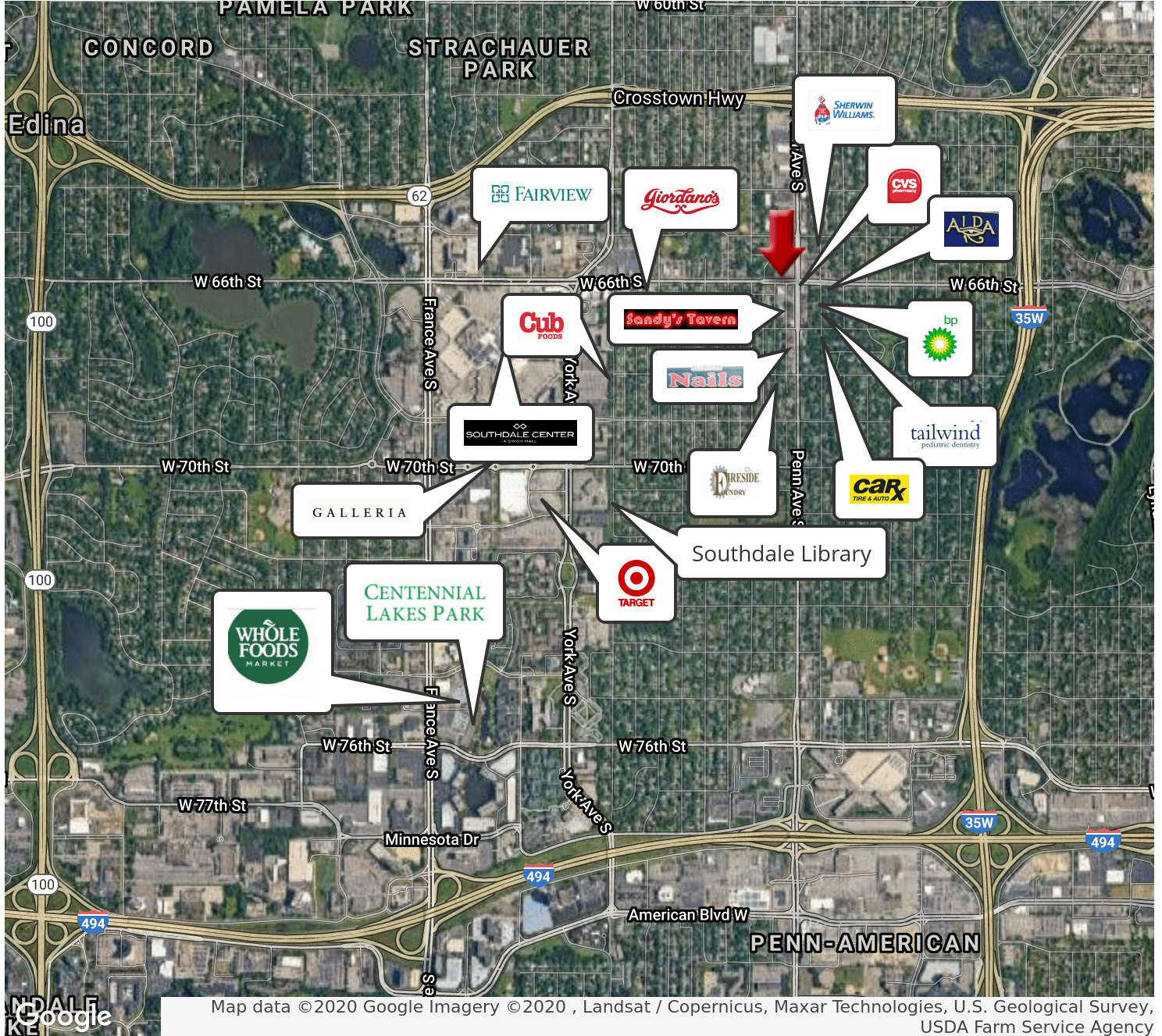
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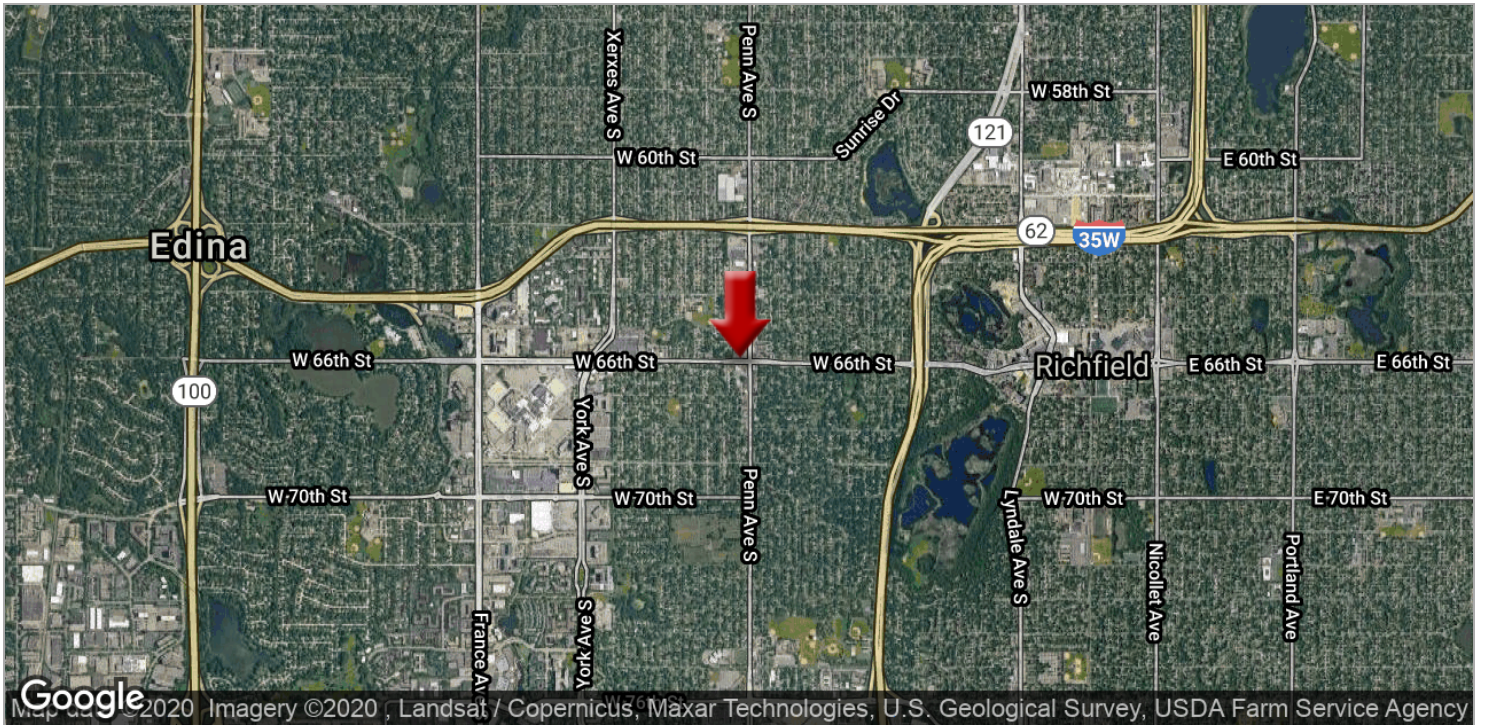
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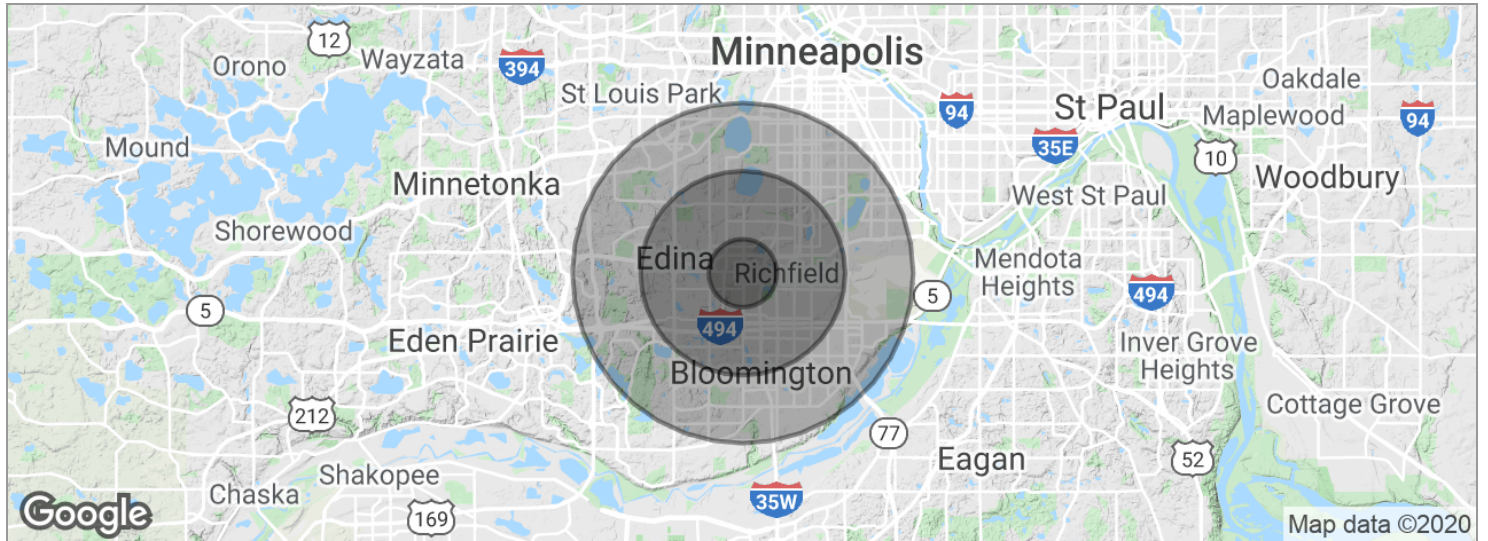
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,426	126,161	336,559
Median age	39.1	39.9	37.9
Median age (male)	39.3	39.0	36.8
Median age (Female)	38.7	41.2	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,089	56,059	149,198
# of persons per HH	2.2	2.3	2.3
Average HH income	\$71,252	\$93,485	\$86,578
Average house value	\$235,592	\$381,385	\$362,062

** Demographic data derived from 2010 US Census*

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