

# YTM

YORKTOWN MALL

**CBRE**

3301-3535 Hazelton Rd S, Edina, MN 55435

# 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

3,773 SF endcap w/ drive-thru

## CO-TENANTS

**FedEx**

**Panera**  
BREAD

  
**Hirshfield's**



**FANTASTIC SAM'S**  
CUT & COLOR

— EST. 1961 —  
**PEARLE VISION**

**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

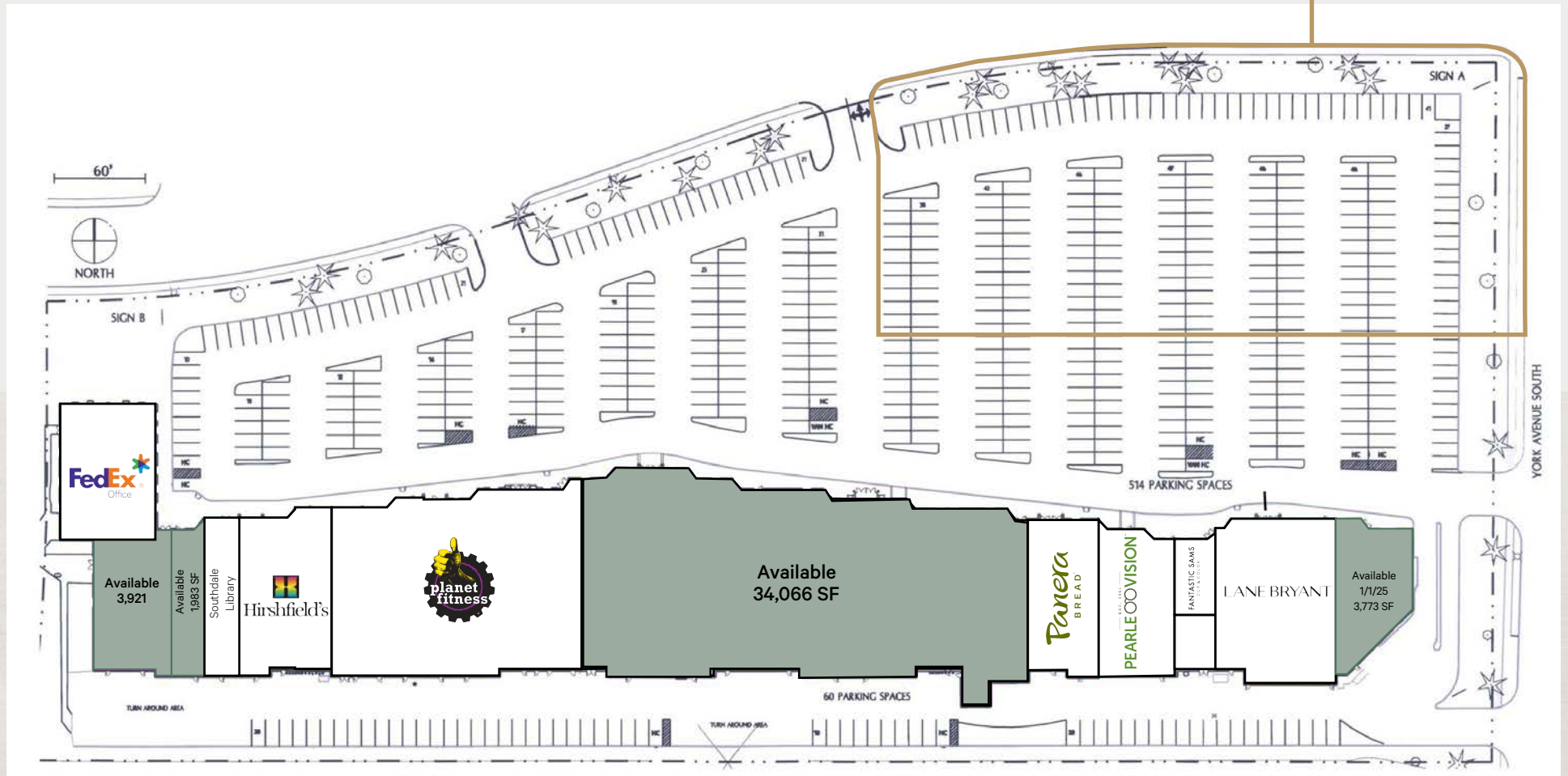
W 70th St: 10,467 VPD



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# Site Plan

Available for Ground Lease





## Contact:

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