

Edina, Minnesota



MID-AMERICA®



Pentagon Village



# Pentagon Village

**Address:** 4945-4951 West 77th Street  
Edina, MN 55435

**Tenants:** Jersey Mike's Subs, My Burger, Atomic Wings, The Reserve

**Subject GLA:** 11,800 SF

**Lot Size:** 2.4 AC

**Occupancy:** 100%

**WALT:** 5.8 years

**Traffic Counts:** Highway 100 (61,466 VPD)  
I-494 (163,372 VPD)

**Asking Price:** **\$6,200,000**

**Cap Rate:** **6.5%**

**Net Operating Income:** **\$401,628**







## Prominent Retail Market

Ideally positioned at the intersection of Highway 100 and 77th Street, **Pentagon Village** benefits from its incredible location with the Twin Cities most dominant retail trade area. Located one-mile northeast of the subject offering are two of the most successful and upscale shopping centers in the Twin Cities, **Southdale Center** (one of the first indoor malls in the United States) and **Galleria Edina**. Southdale Center is a 1.2 million square foot mall anchored by Macy's, Kowalski's, Life Time, AMC and specialty shops including J.Crew, PXG, Breitling, Madewell, Sephora, Tory Burch, lululemon, and Apple. Galleria Edina is a bi-level 400,000 square foot center featuring an exceptional tenant lineup including Louis Vuitton, David Yurman, Tiffany & Co., Crate & Barrel, Restoration Hardware, Williams-Sonoma, Pottery Barn, and more. The area experiences heavy demand for space and is a preferred location for best-in-class retailers. **Additionally, the market features tight barriers to entry due to a lack of prime land left for development, resulting in minimal vacancy.**



## Pentagon Village Development

**Pentagon Village** is an expansive 13-acre mixed-use redevelopment of a former office park. Other completed components of the development include The Eddi, a 202-room residential complex, a three-level parking ramp with 423 spaces, The First Bank and Trust Regional Headquarters Office Building, and The Plaza, which provides outdoor gathering space for locals, residents, and future office tenants. The development has two proposed remaining projects including a 239-room Marriott hotel, and a class-A office building. Link to Pentagon Village website: <https://www.pentagonvillageedina.com/>







## Premier Twin Cities Suburb | Affluent Demographics

The offering is located in the Twin Cities highly affluent and sought-after suburb of Edina. The city is situated six miles southwest of downtown Minneapolis and consistently ranks among the best places to live and work in the region. **Edina features an extremely desirable demographic profile with over 80,000 residents enjoying average household incomes of nearly \$157,000 and median home values of \$463,000, within a 3-mile radius of the subject offering.**



## Incredible Regional Access

Situated just north of the major arterial interchange of Highway 100 and I-494, Pentagon Village provides outstanding access to both a local and regional consumer base throughout the Twin Cities southwestern suburbs. **Edina is located 6 miles from downtown Minneapolis, 12 miles from downtown St. Paul, and 5 miles from Minneapolis-St. Paul International Airport, facilitating optimal and efficient access to the area.**



## New Construction | Low Future Capex

Given the nature of the buildings being constructed in 2020, with roofs under warranty through 2040, **an investor can anticipated low future capital expenditures.**





## NORTH FACING AERIAL



# Leasing Plan

Tenant	Unit	Square Feet
My Burger	4945	1,798
Atomic Wings	4947	1,101
Jersey Mike's Subs	4949	1,502
The Reserve	4951	7,399
Total		11,800





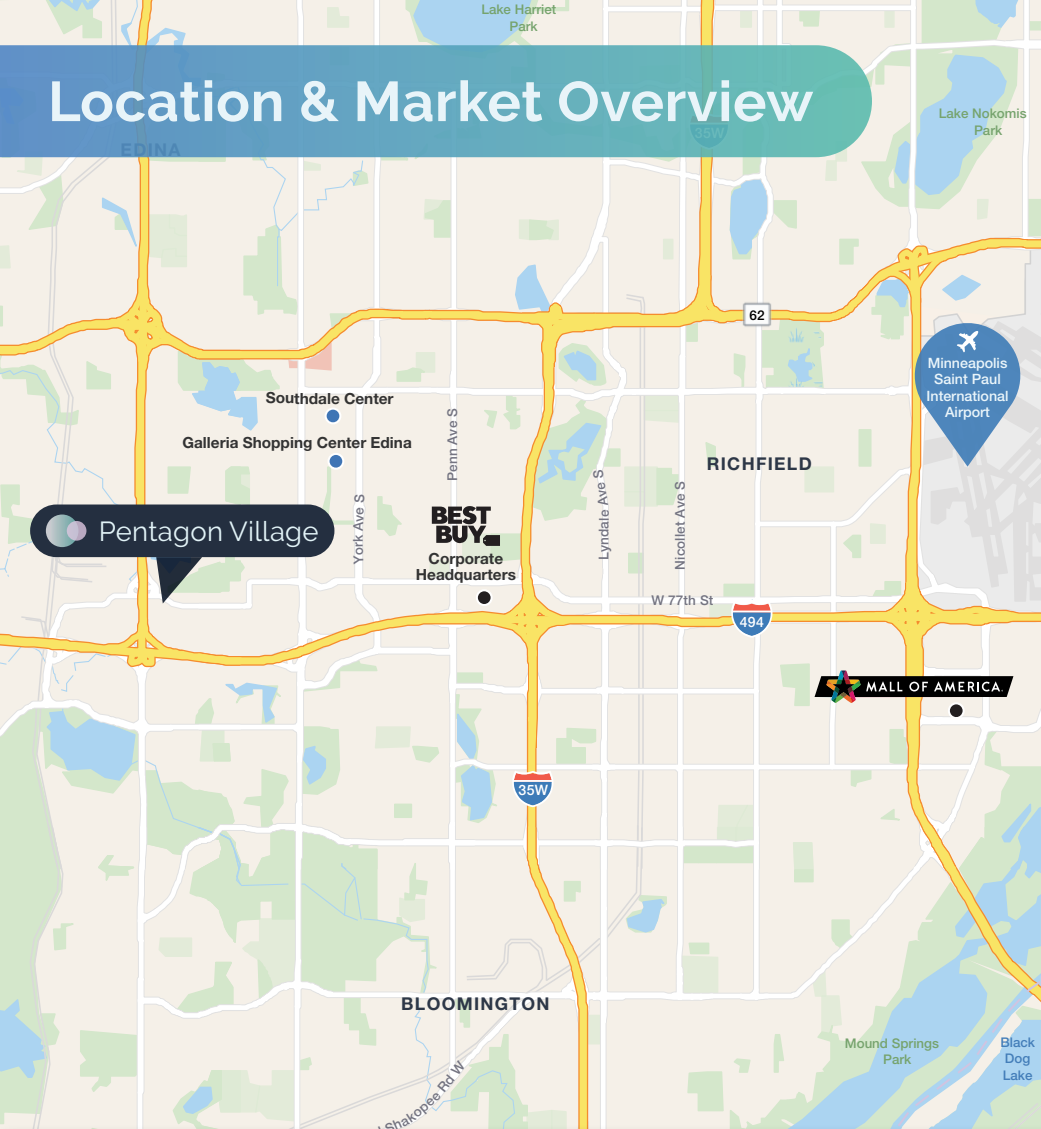


## SOUTHWEST FACING AERIAL





# Location & Market Overview



Pentagon Village is located in Edina, Minnesota, a highly affluent and sought-after suburb of the Twin Cities metropolitan area. Edina is consistently ranked among the best places to live and work in the region. The city is situated just six miles southwest of downtown Minneapolis, offering residents and businesses easy access to the urban amenities of the Twin Cities while maintaining a suburban charm. Edina is renowned for its affluent residential neighborhoods, high-quality schools, and proximity to major employment centers, making it one of the most desirable places to live and do business in the region.

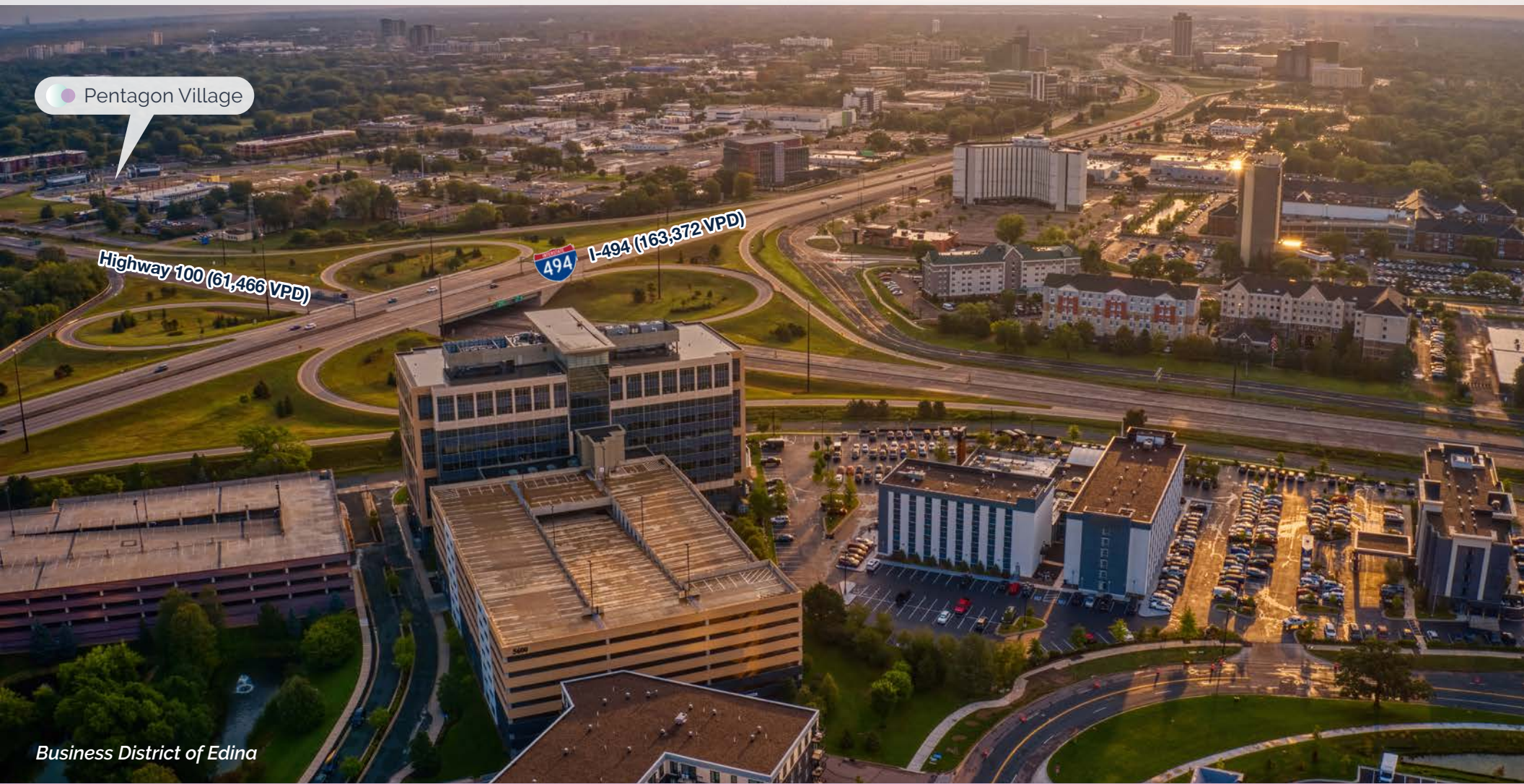
The center is situated just north of the Highway 100 and I-494 interchange, two primary thoroughfares that see heavy daily traffic and offer easy access to the surrounding communities of Bloomington, Eden Prairie, Minnetonka, Richfield, and many others. The subject offering is surrounded by a population of over 80,000 earning average household incomes of nearly \$157,000 within a 3-mile radius. Additionally, the population is expected to grow by 2.1% over the next five years, making the area a prime location for retail and service-oriented businesses targeting both high-income shoppers and families.

DEMOGRAPHICS			
Distance from Subject:	1 mile	3 miles	5 miles
2024 Population	7,984	80,616	261,464
Forecasted 2029 Population	9,568	82,303	266,656
% Change 2024 to 2029	19.8%	2.1%	2.0%
2024 Households	3,943	35,520	111,939
Forecasted 2029 Households	4,743	36,888	115,795
% Change 2024 to 2029	20.3%	3.9%	3.4%
2024 Median Home Value	\$578,530	\$463,196	\$446,896
2024 Daytime Demographics	40,552	136,643	336,854
2024 Average Household Income	\$142,788	\$156,949	\$150,392
2024 Median Household Income	\$103,169	\$107,413	\$103,730
2024 Per Capita Income	\$66,856	\$69,353	\$64,554
2024 Median Age	39.6	42.0	40.6





The Edina retail market and tenants are unrivaled. The strength of combined retail, infill nature, and convenient location allows the area to draw on a regional basis from some of the strongest demographics within the Midwest. The area continues to experience heavy demand for space and is a preferred location for best-in-class retailers. Pentagon Village is located one-mile southwest of upscale Southdale Center, one of the first indoor shopping malls in the United States, and the Galleria Edina. These shopping centers are considered the most successful centers in the Twin Cities attracting high-profile a mix of high-end retail, dining, and services. Southdale Center is a 1.2 million square feet regional mall anchored by Macy's, Kowalski's, Life Time, and AMC. It includes over 85 retail and restaurant selections ranging from women's and men's apparel to gifts and jewelry, including J.Crew, PXG, Breitling, Madewell, Sephora, Tory Burch, lululemon, and Apple, and also features a wide variety of dining options from sit down restaurants such as The Cheesecake Factory, Yumi Sushi, Puttshack, and Peoples Organic. Galleria Edina is a 400,000 square foot center positioned adjacent to Southdale Center, offering an exceptional selection of unique local shops, favorite specialty stores and distinct dining wrapped within a sophisticated, relaxed atmosphere. With more than 60 stores on two levels, Galleria reflects a carefully curated selection of the best local, regional and national retailers. Major tenants include Louis Vuitton, David Yurman, Tiffany & Co., Crate & Barrel, Restoration Hardware, Williams-Sonoma, Pottery Barn, and more. These vibrant retail centers attract both local and regional shoppers, making Edina a prime location for both businesses and residents.



*Business District of Edina*



# Contact Us.

For further information contact owner's exclusive representatives.



**MID-AMERICA®**  
Real Estate-Minnesota, LLC

5353 Wayzata Boulevard, Suite 650  
Minneapolis, Minnesota 55416  
Direct: 952.563.6600

Amy Senn  
(Licensed Minnesota Broker)  
Principal | Senior Vice President  
Direct: 952.563.6605  
asenn@midamericagr.com

Bryce Thompson  
(Licensed Minnesota Broker)  
Associate  
Direct: 952.563.6657  
bthompson@midamericagr.com

in cooperation with:



**MID-AMERICA®**  
Real Estate Corporation

The Wrigley Building  
410 N Michigan Ave, Suite 1100  
Chicago, Illinois 60611  
Direct: 630.954.7300

Joe Girardi  
Principal  
Direct: 630.954.7392  
j.girardi@midamericagr.com

Eric Geskermann  
Associate  
Direct: 630.481.4045  
egeskermann@midamericagr.com

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