





# PROPERTY SUMMARY

**LOCATION:** 4617 Excelsior Blvd | St. Louis Park, MN

**BUILDING GLA:** 2,914 sq. ft.

**LAND SIZE:** 0.26 acres

**ZONING:** C1: Neighborhood Commercial

## SALE PRICE

**\$800,000**

\*Adjacent parcel of 0.27 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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