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Retail For Lease

The Lorient

4500 France Avenue S | Edina, Minnesota

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Property Highlights

- Rare retail end cap in highly desired 44th and France trade area
- On site covered parking and free street parking
- High income, education and population demographics
- Perfect for retail, service, and medical



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	19,602	155,055	412,155
Median HH Income	\$162,200	\$112,065	\$93,094
Average HH Income	\$235,336	\$171,123	\$139,272
Daytime Population	16,826	140,813	543,699

Description

Adjacent to 45 luxury apartment units

Year Built

2020

Available

Suite 1: 1,444 RSF / 1,232 USF - *Confidential*

Suite 2: 1,698 RSF / 1,448 USF - *Under Contract*

2025 Estimated Expenses

\$19.50 PSF - Total

Public Parking

36 covered and climate controlled stalls

Free street parking on France and Sunnyside Ave

Traffic Count

France Ave S: 9,364 vehicles per day

Area Tenants



Site Plan



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