

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

A photograph of a modern, single-story commercial building with a white brick facade and large glass windows. The word "YARDBIRD" is mounted on a dark grey horizontal panel above the entrance. The address "8215" is visible above the right-hand glass door. A dark grey SUV is parked in the asphalt parking lot in front of the building. In the background, there are trees and a multi-story brick building.

YARDBIRD

FOR LEASE

8215 MN Highway 7
St Louis Park, MN

4,800 SF Retail Space

Suzanne Schefcik

Vice President
+1 952 897 7721
suzanne.schefcik@colliers.com

Jim Rock

Senior Vice President
+1 952 225 4216
jim.rock@colliers.com

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

Property Highlights

- Prime visibility along Highway 7
- Located directly across from the Knollwood retail trade area
- Local tenants include Target, Kohl's, Cub Foods, HomeGoods, and Nordstrom Rack
- First-ring suburb of Minneapolis with strong population and income demographics
- Pylon signage and building signage opportunities for strong brand exposure



Demographics

| Radius | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Population | 16,336 | 103,940 | 256,601 |
| Median HH Income | \$78,947 | \$97,888 | \$106,407 |
| Average HH Income | \$106,955 | \$145,909 | \$157,472 |
| Daytime Population | 8,837 | 80,863 | 217,813 |

Description

Freestanding

Year Built

1974

Available

4,800 SF (Divisible)

Rent Rate

\$22.00- \$24.00 PSF

2026 Expenses

\$ 1.58 PSF - CAM

\$ 4.62 PSF - Taxes

\$ 6.20 PSF - Total

Traffic Count

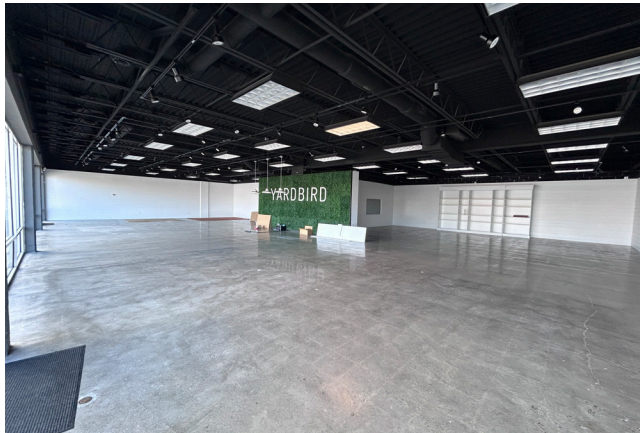
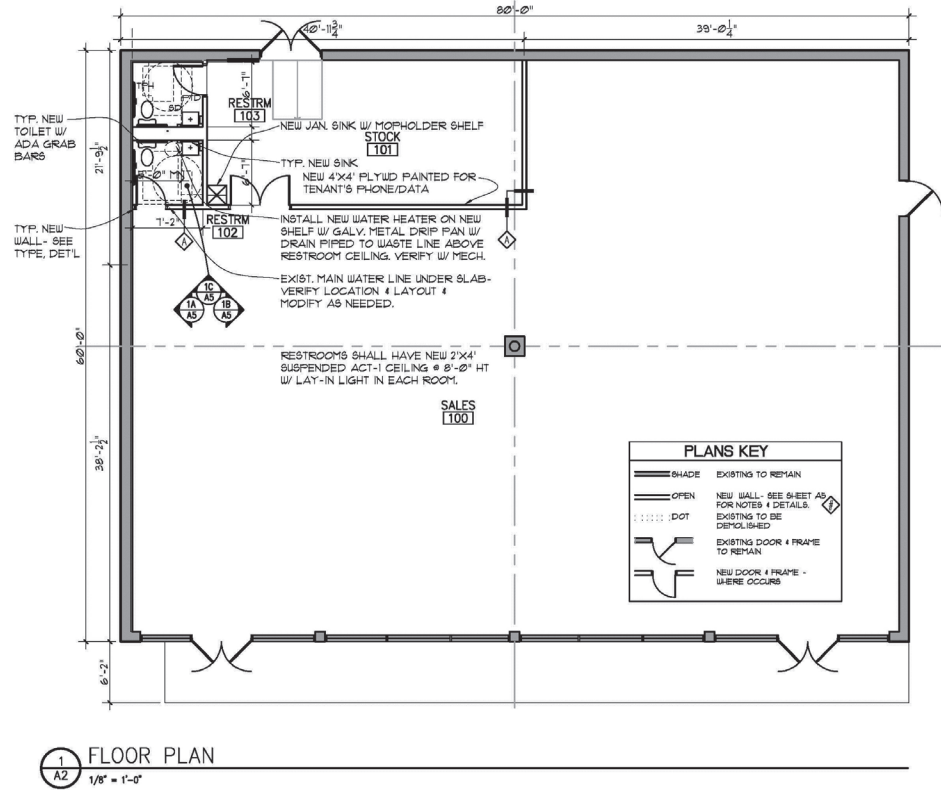
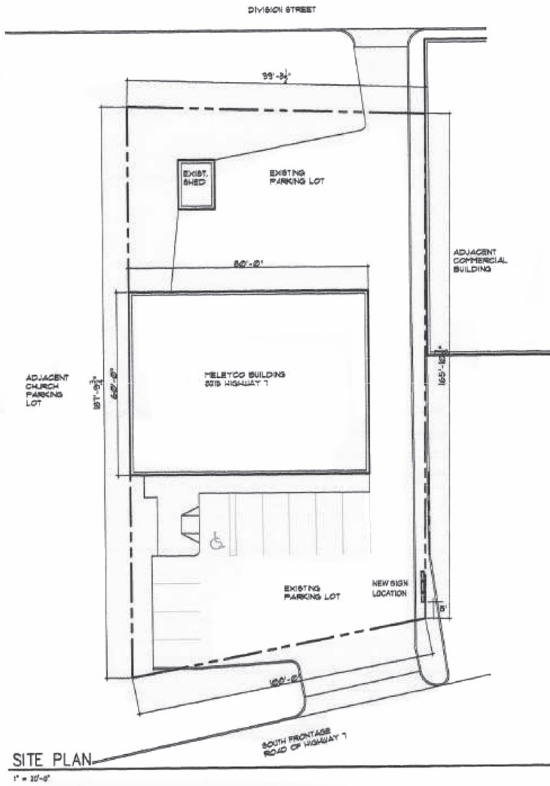
MN Highway 7: 37,000 vehicles per day

Blake Rd N: 16,200 vehicles per day

Area Tenants



Plans | Photos





1600 Utica Avenue South
 Suite 300
 Minneapolis, MN 55416
 P: +1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.