

OFFICE FOR LEASE

# RICHFIELD PROFESSIONAL BUILDING

7400 LYNDALE AVENUE SOUTH, MINNEAPOLIS, MN 55423



OFFICE FOR LEASE

**KW COMMERCIAL - MINNETONKA, MN**

13100 Wayzata Blvd.  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

*PRESENTED BY:*

**DAN BOSCHWITZ**

Associate

O: (612) 804-8730

C: (612) 804-8730

[danboschwitz@kw.com](mailto:danboschwitz@kw.com)

40358686, Minnesota

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# EXECUTIVE SUMMARY

7400 LYNDALDE AVENUE SOUTH

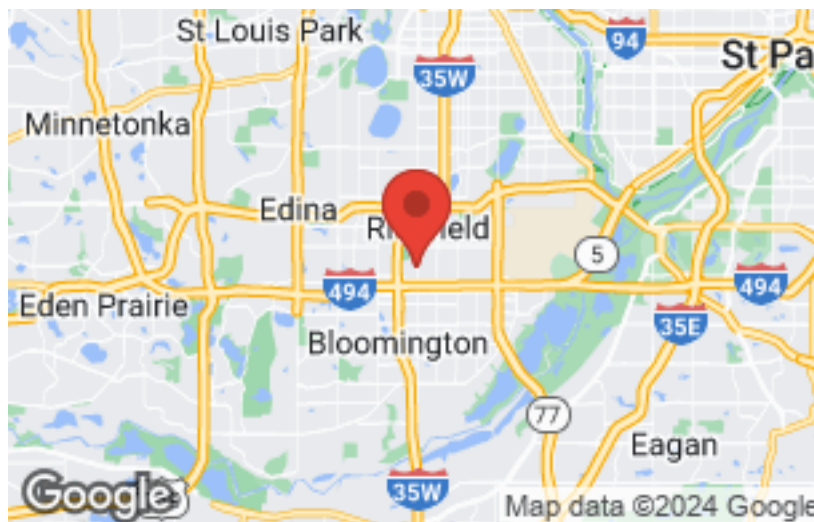


## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$700.00 per month Gross
<b>RENTABLE SF:</b>	Suite 150: 245 RSF
<b>RENOVATED:</b>	2000
<b>FLOORS:</b>	1
<b>PARKING:</b>	Onsite
<b>ZONING:</b>	C-2 General Business District

## Property Overview

- Highly visible professional office building at the corner of Lyndale Avenue S. & 74th Street W
- Suite 150 offers a single office with waiting area
- Abundant natural light
- Easy access for customers or clients
- Close proximity to area retail and MSP Airport
- Zoning allows a wide variety of retail & service businesses
- Businesses serve the trade area of Richfield, Edina, and Bloomington



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# PROPERTY PHOTOS

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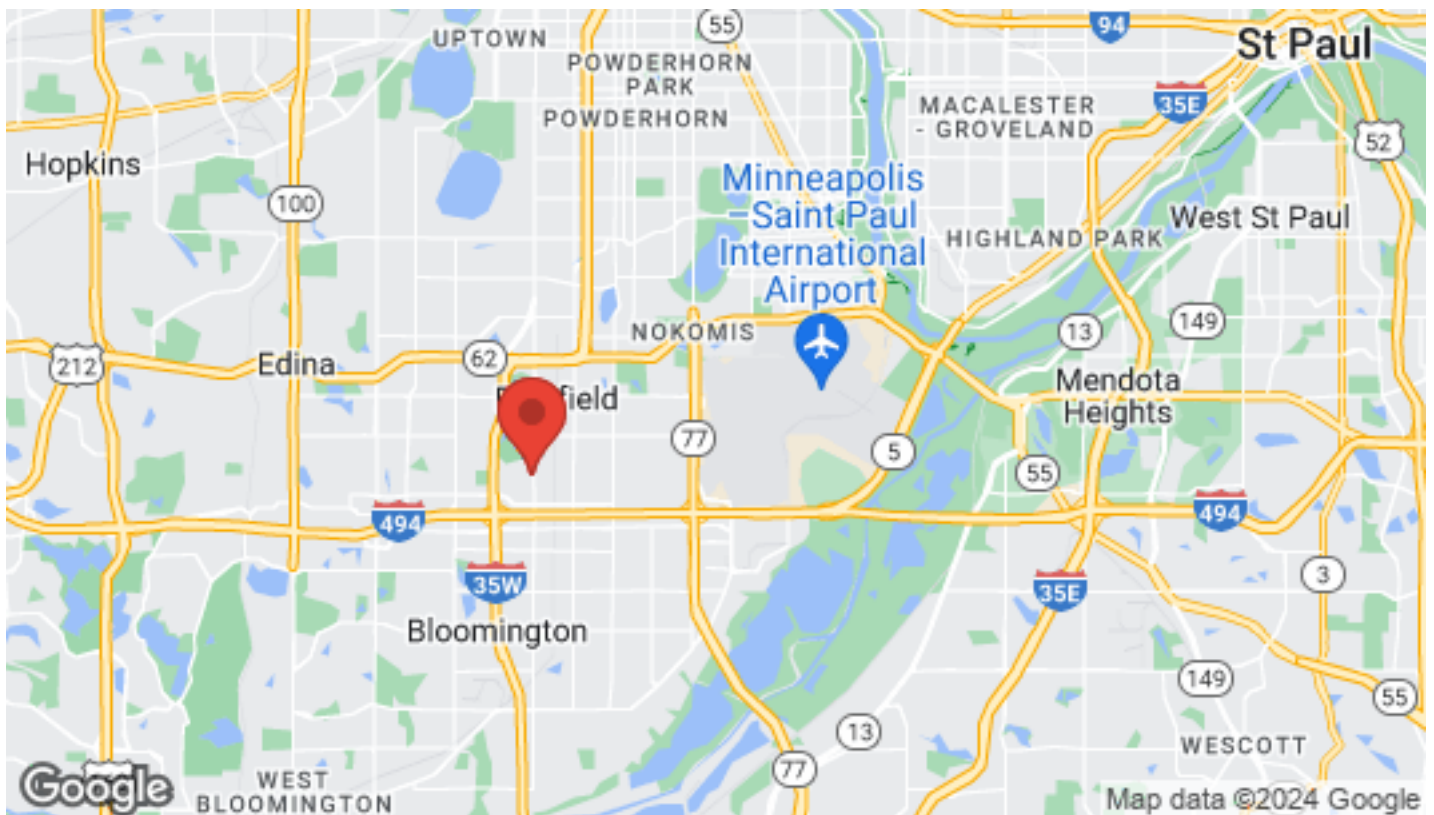
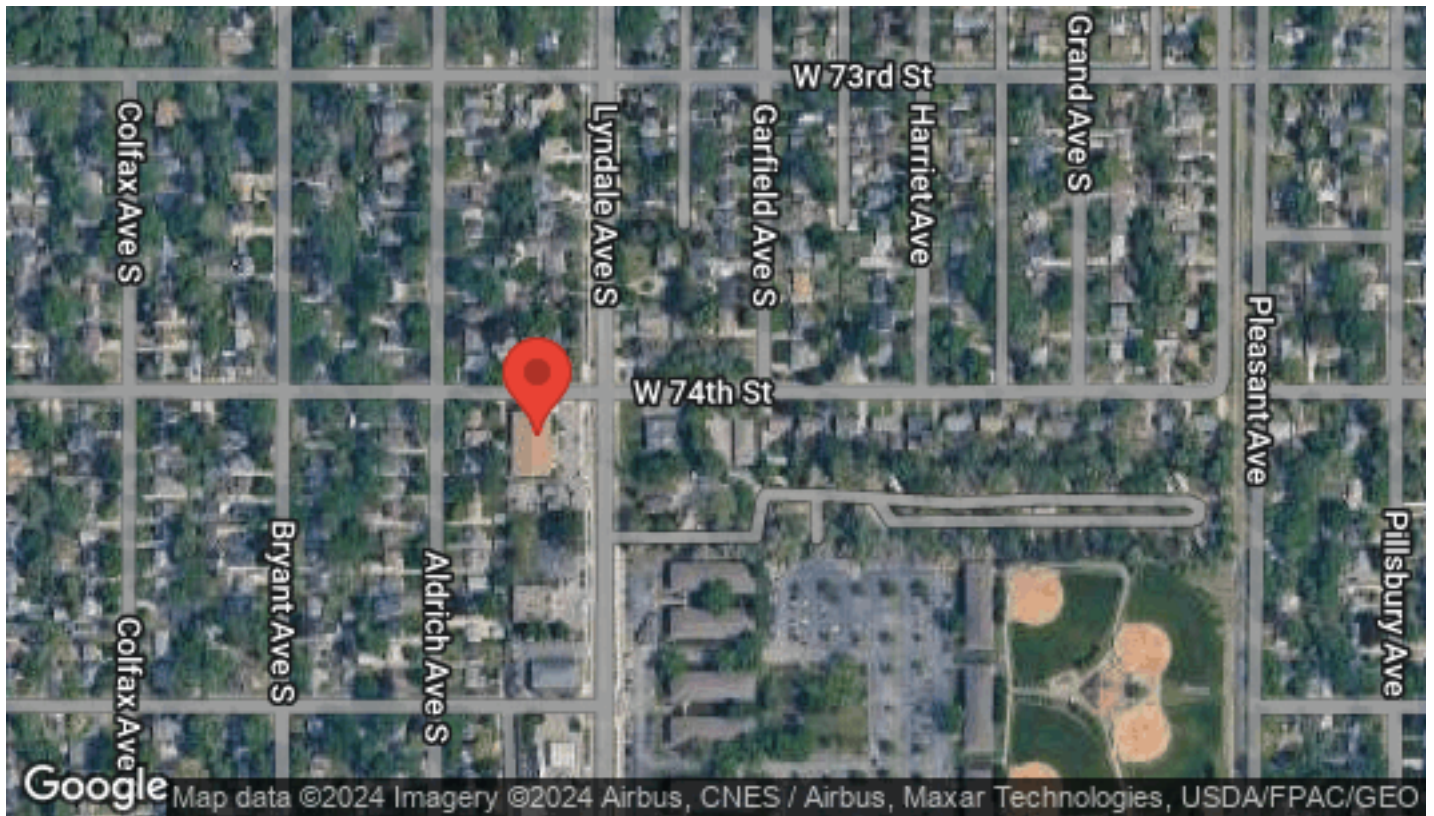
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# LOCATION MAPS

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# RETAIL MAP

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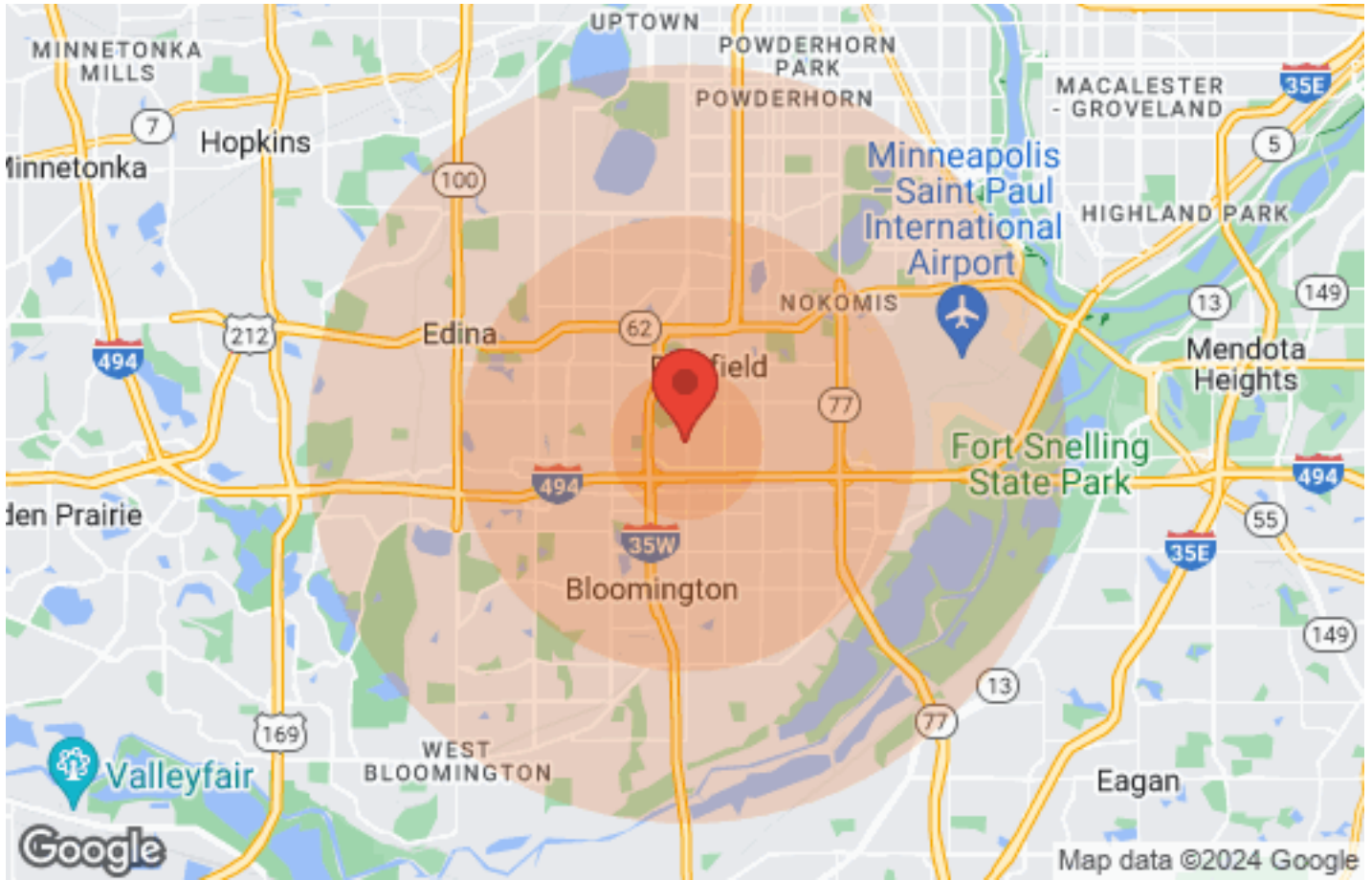
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# DEMOGRAPHICS

7400 LYNDALE AVENUE SOUTH



Population	1 Mile	3 Miles	5 Miles
Male	6,848	55,967	126,459
Female	6,719	60,708	135,326
Total Population	13,567	116,675	261,785

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,109	53,831	120,771
Occupied	5,815	50,627	113,847
Owner Occupied	3,919	33,733	79,895
Renter Occupied	1,896	16,894	33,952
Vacant	294	3,204	6,924

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,534	21,670	47,755
Ages 15-24	1,473	13,081	30,352
Ages 25-54	5,584	45,002	101,492
Ages 55-64	1,724	14,497	34,318
Ages 65+	2,252	22,425	47,868

Income	1 Mile	3 Miles	5 Miles
Median	\$59,176	\$58,394	\$67,055
< \$15,000	438	4,680	9,203
\$15,000-\$24,999	548	4,799	9,406
\$25,000-\$34,999	572	5,405	10,682
\$35,000-\$49,999	961	7,251	14,464
\$50,000-\$74,999	1,246	9,290	21,410
\$75,000-\$99,999	951	6,873	15,149
\$100,000-\$149,999	835	7,203	17,421
\$150,000-\$199,999	115	2,690	7,095
> \$200,000	42	2,072	7,266

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