



4999 France Avenue South | Minneapolis, MN 55410

Retail Space For Lease On The Corner Of 50th & France Avenue!

4999 France Avenue South is located in a unique business neighborhood in the area of West 50th Street and France Avenue South on the border of Edina and Minneapolis. Join the mix of more than 175 national and local boutiques, specialty shops and restaurants, many that are exclusive to the area.

Space Available:

- Suite 160: 1,325 sf
- 2019 CAM: \$14.58 psf and Tax: \$7.72 psf
- Lease Rate: \$37.00 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

Highlights and Features:

- Year built: 2001
- Parking: 82 covered parking spaces and 50 surface parking spaces
- Reserved parking: \$155 per month
- Heavy foot traffic
- Busy corner of West 50th Street and France Avenue
- Co-tenants: Anthropologie, Caribou Coffee, North American Banking Company, Kovanda Plastic Surgery & Aesthetic Institute, Edina Realty
- Area tenants: Coalition Restaurant, Sakana Sushi & Asian Bistro, D'Amico & Sons, RF Moller Jeweler, Athleta, Red Cow, Agra Culture Kitchen, Steel Fitness, Starbucks, Salut Bar Americain, Cocina Del Barrio, Edina Grill, Arezzo Ristorante, oh baby and COMING SOON - Ispiri!

Demographics and Traffic Counts:

- 2018 Average Population: 1 mile - 14,593, 3 miles - 111,475 and 5 miles - 357,193
- 2018 Average Household Income: 1 mile - \$122,416, 3 miles - \$107,687 and 5 miles - \$86,975
- Traffic Counts: 11,200 vpd on France Avenue and 11,400 vpd on W 50th St

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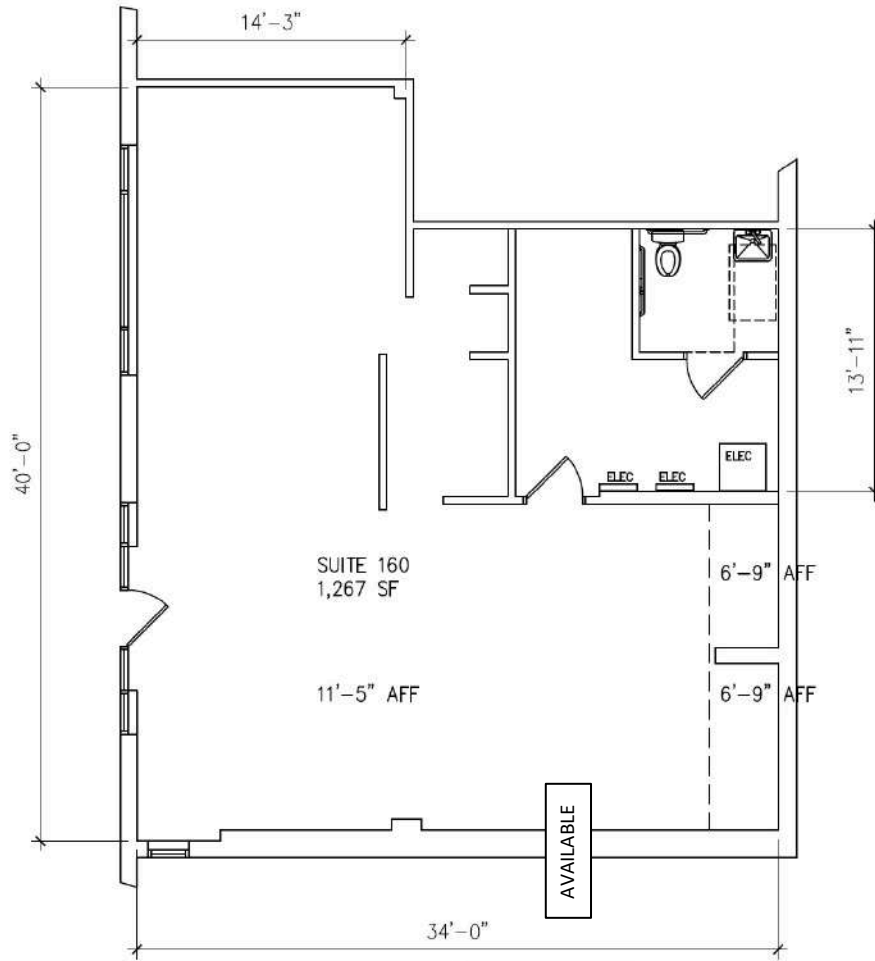
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Space Plan – Suite 160



4999 France Avenue - Suite 160



118 E. 26th Street Suite 300 Minneapolis, MN 55404
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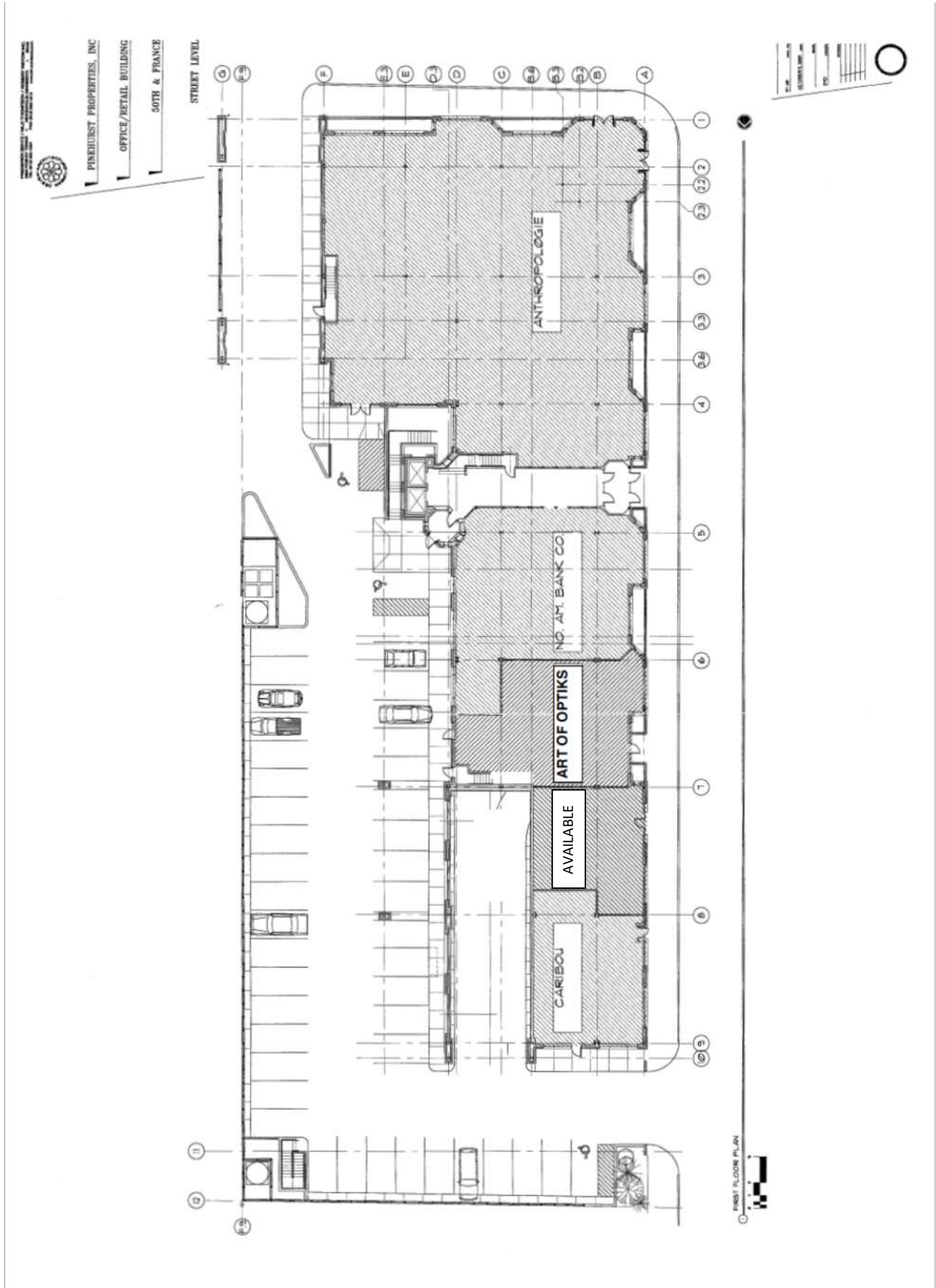
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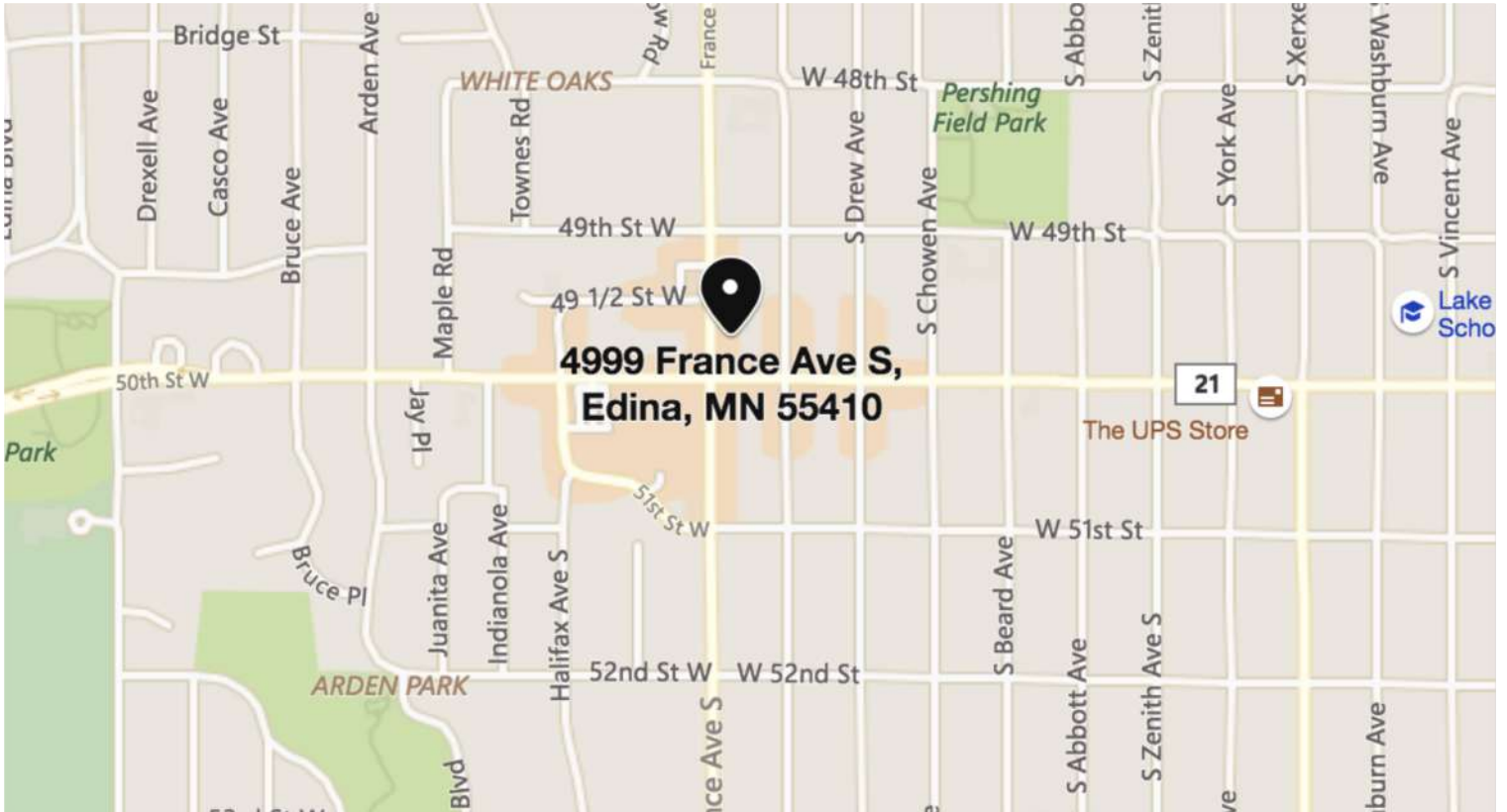
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Site Plan



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Map



Aerial



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