

4400 FRANCE AVENUE SOUTH

Edina, MN

For Sale or For Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KEITH STURM, CCIM
612.376.4488
KEITH@UPLAND.COM

*Look Upland. Where Properties
& People Unite!*

[illegible]

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	19,717	155,783	415,045
MEDIAN AGE	41.6	37.0	37.2
MEDIAN HH INCOME	\$158,502	\$111,595	\$93,024
AVERAGE HH INCOME	\$231,973	\$170,577	\$139,263

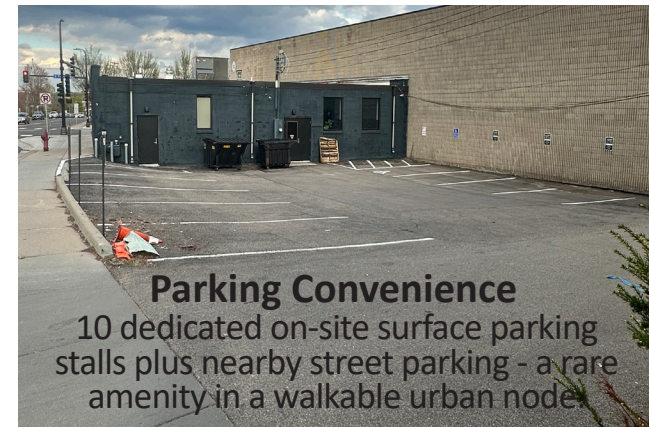
- **Parking:** 10 on-site surface stalls plus nearby street parking
- **Signage:** Highly visible storefront signage along France Ave
- **Frontage:** Strong corner frontage on France Ave & W 44th St
- **Visibility:** Excellent sightlines from both directions of traffic
- **Access:** Convenient ingress/egress from 44th Street
- **Building Type:** Single-tenant boutique retail/service building
- **Condition:** Renovated (2020) with modern finishes
- **Layout:** Open showroom with private offices and support space

PROPERTY HIGHLIGHTS

- **Premier France Avenue Corner**
Prominent hard corner at France Ave & W 44th St in one of the Twin Cities' most established and supply-constrained retail corridors.
- **Strong Traffic & Visibility**
11,000+ vehicles per day on France Ave providing consistent traffic and brand visibility
- **Affluent Trade Area**
Exceptional demographics with average household incomes over \$230,000 within a 1-mi radius
- **Boutique Opportunity**
±4,174 SF ideal for retail, showroom, medical, or professional users seeking a high-end neighborhood presence
- **Recently Renovated**
Updated in 2020 with modern storefront, high-end interior finishes, and a flexible open layout
- **Strong Signage & Branding**
Excellent France Ave frontage & corner visibility for impactful signage and tenant identity
- **Walkable Amenity-Rich Node**
Surrounded by established retailers, restaurants, fitness studios, and daily-needs drivers in the heart of Linden Hills

POTENTIAL USES

- **Boutique Retail/Showroom**
- **Medical/Dental/Orthodontics**
- **Med-Spa/Wellness/Aesthetics**
- **Physical Therapy/Rehab**
- **Coffee/Cafe/Deli**
- **Pet Services**
- **Professional Services**
(Legal, Financial, Creative, etc.)
- **Food & Beverage Concepts**



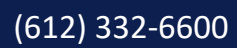
Rare France Avenue Corner Opportunity

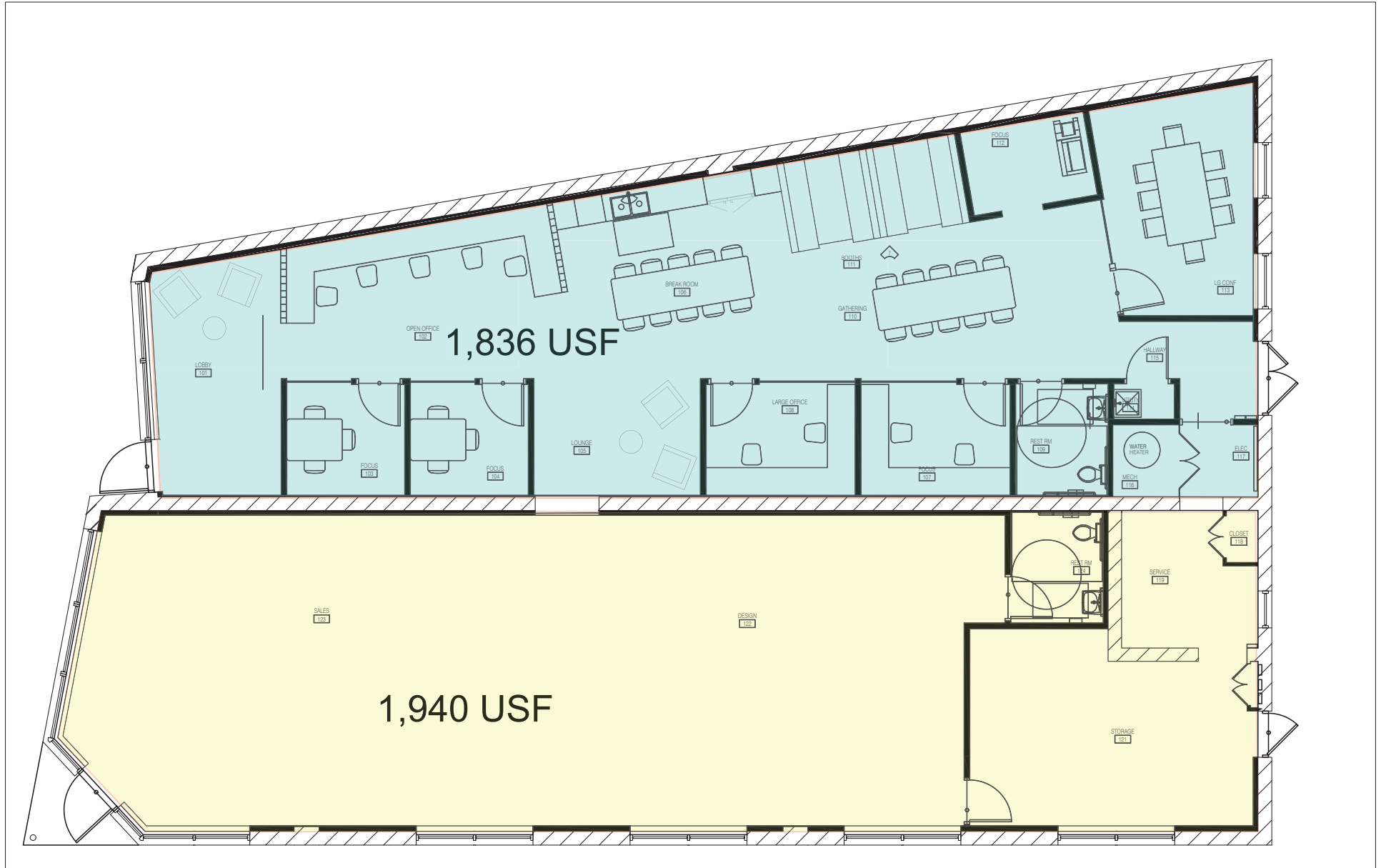
Rarely does a small-format, high-visibility space become available along France Avenue. This combination of affluent demographics, strong daily traffic, and a turnkey building creates an ideal opportunity for users seeking a premier neighborhood or destination presence.

















UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

KIRBY J. PIERI
612.465.8523
KIRBY@UPLAND.COM

ROB A. KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KEITH A. STURM, CCIM
612.376.4488
KEITH@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.