

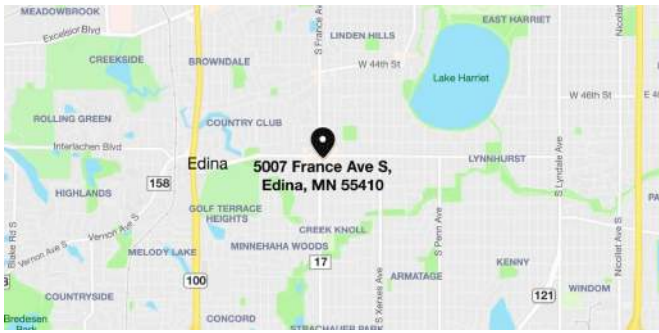


FRANCE AVENUE PROFESSIONAL BUILDING

5005-5009 France Avenue South | Minneapolis, MN 55410

Space For Lease On 50th and France In Edina!

5007 France Avenue South is in a unique business neighborhood located in the area of West 50th Street and France Avenue South in Edina and Minneapolis. Join the mix of specialty retailers and office users.



Area Highlights and Features:

- Convenient location
- Busy corner of 50th & France Avenue
- Public parking ramps and street parking
- The common area has skylights and security cameras
- Co-tenants: Augusta Scott Photography, McCracken Consulting
- Area tenants: Oh Baby, Ispiri, D'Amico & Sons, Talbots, Starbucks, Salut Bar Americain, Cocina Del Barrio, Edina Grill, Arezzo Ristorante, Arthur Murray Dance Studio



Demographics and Traffic Counts:

- Average Population: 1 mile - 17,891, 3 miles - 138,052 and 5 miles - 391,476
- Average Household Income: 1 mile - \$205,489, 3 miles - \$138,403 and 5 miles - \$109,974
- Traffic Counts: France Avenue - 11,300 vpd and W 50th St - 11,500 vpd

Space Available:

- Suite 5007: 840 sf
- Lease Rate: \$2600/month
- Lower Level: 750 sf
- Lease Rate: \$11.00 psf Gross

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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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