



# Medical Space For Lease

7450 France Ave S, Edina, MN 55435



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- France Avenue signage opportunity
- Near MHealth Fairview Southdale Hospital Campus and Southdale Regional Shopping Mall
- Local ownership and management
- Ample free parking
- Strong area demographics

<b>Building Size:</b>	55,791 sq. ft.	<b>Space Available:</b>	1,506 sq. ft.
Net Rental Rate:		\$ 23.00/sq. ft.	
Operating Expenses:		\$ 12.37/sq. ft.	
Real Estate Taxes:		\$ 9.31/sq. ft.	

## T

### TENANTS:



### TRAFFIC COUNT

23,500 vehicles on France Ave A.A.D.T.  
(average annual daily traffic)  
7,400 vehicles on Parklawn Avenue



### 2023 ESTIMATED POPULATION

1 mile: 15,685  
3 miles: 99,491  
5 miles: 265,087



### 2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$105,792  
3 miles: \$142,813  
5 miles: \$143,219

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## Interior Photos



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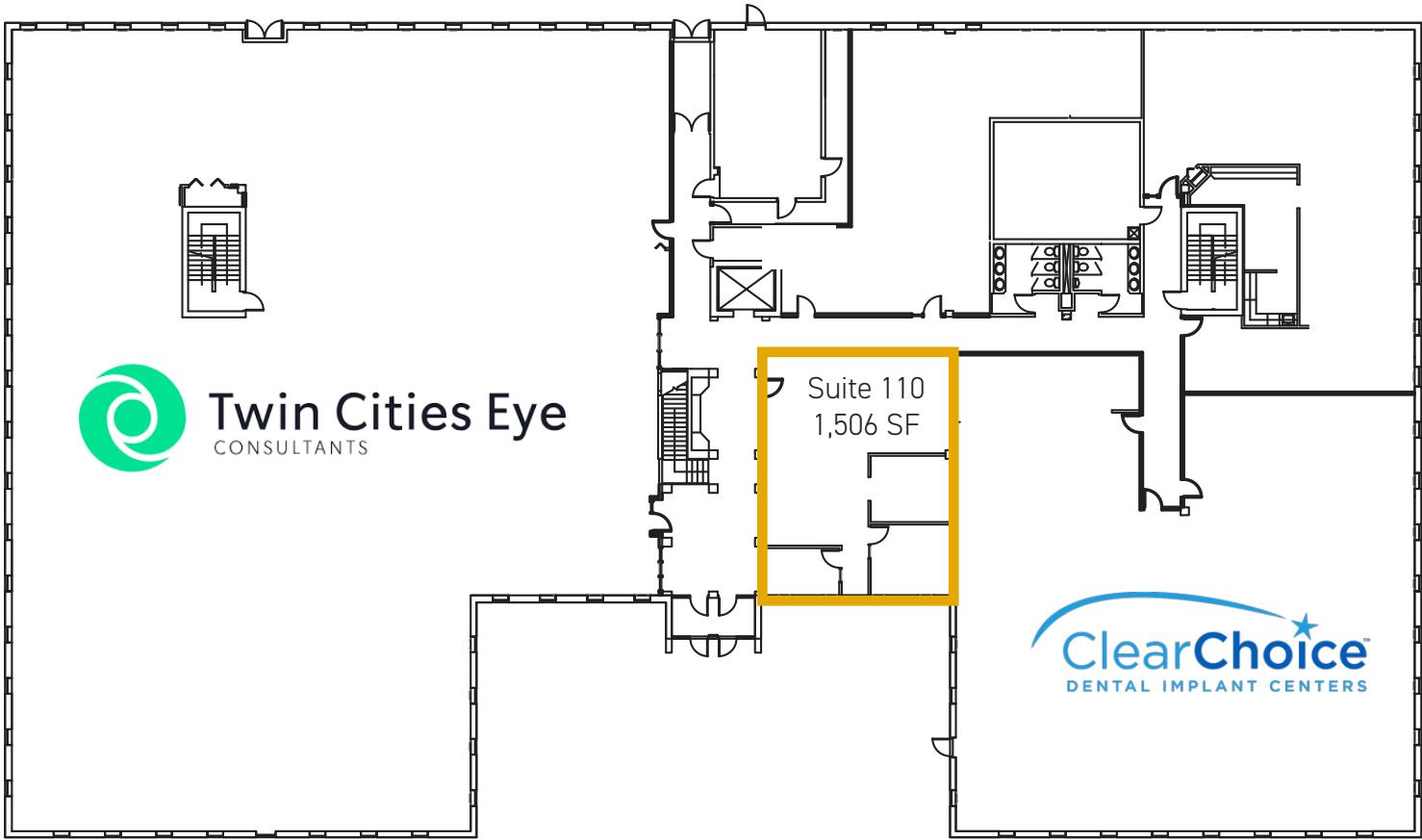
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## Floor Plan



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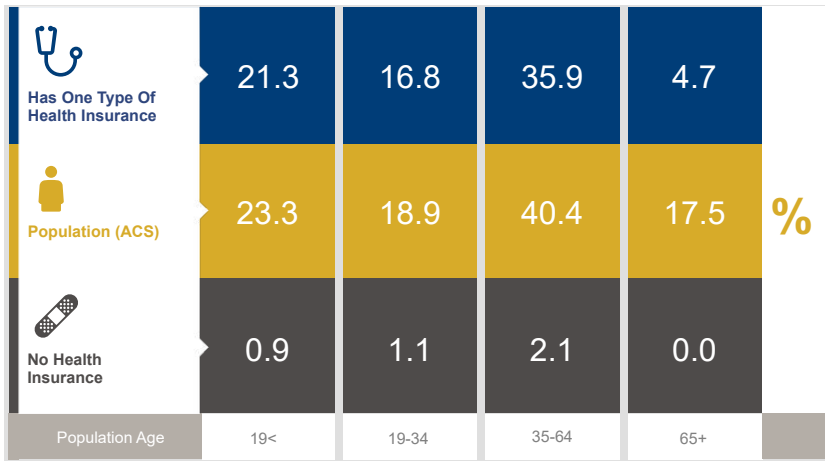
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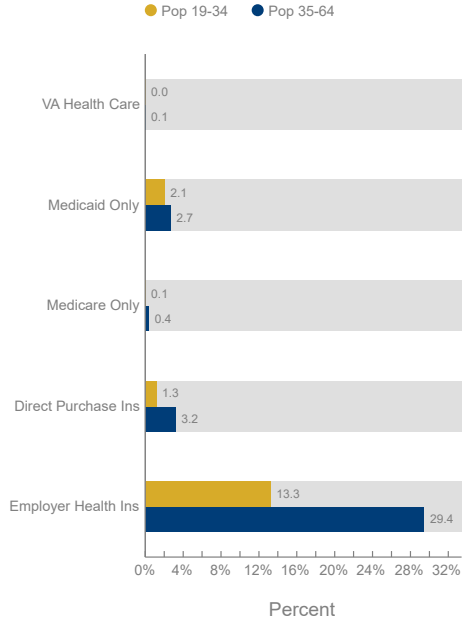
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,337.6
Physician Services	\$361.3
Dental Services	\$605.4
Eyecare Services	\$113.3
Lab Tests/X-rays	\$98.6
Hospital Room & Hospital Service	\$322.4

\*ACS: American Community Survey



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## Area Retail and Medical

Southdale Shopping Center / Galleria

LIFETIME FITNESS

LOFT

EXPRESS

macy's

POTTERY BARN

AMC THEATRES

Crate&Barrel

FOREVER 21

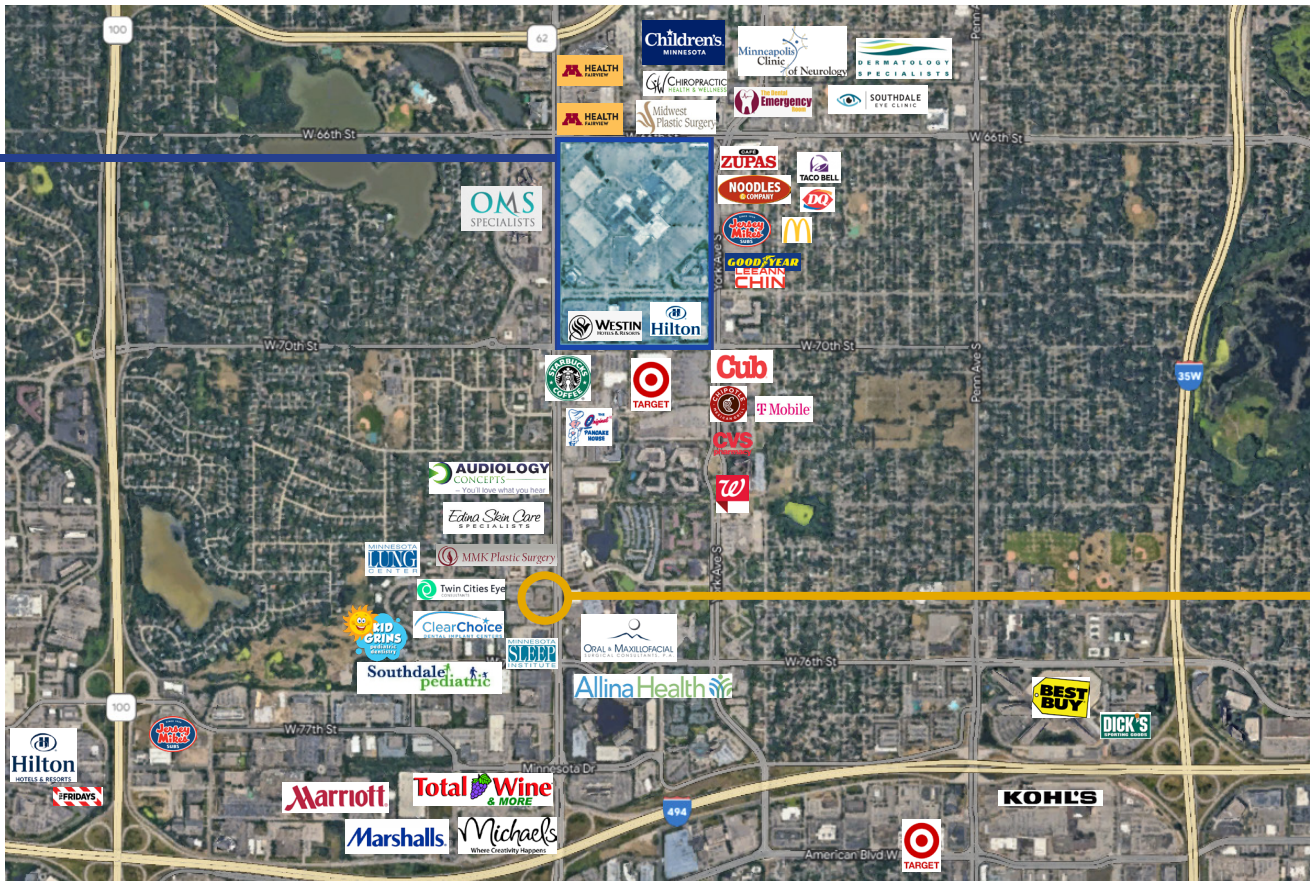
CRAVE

SEPHORA

TIFFANY & CO.

LOUIS VUITTON

COACH



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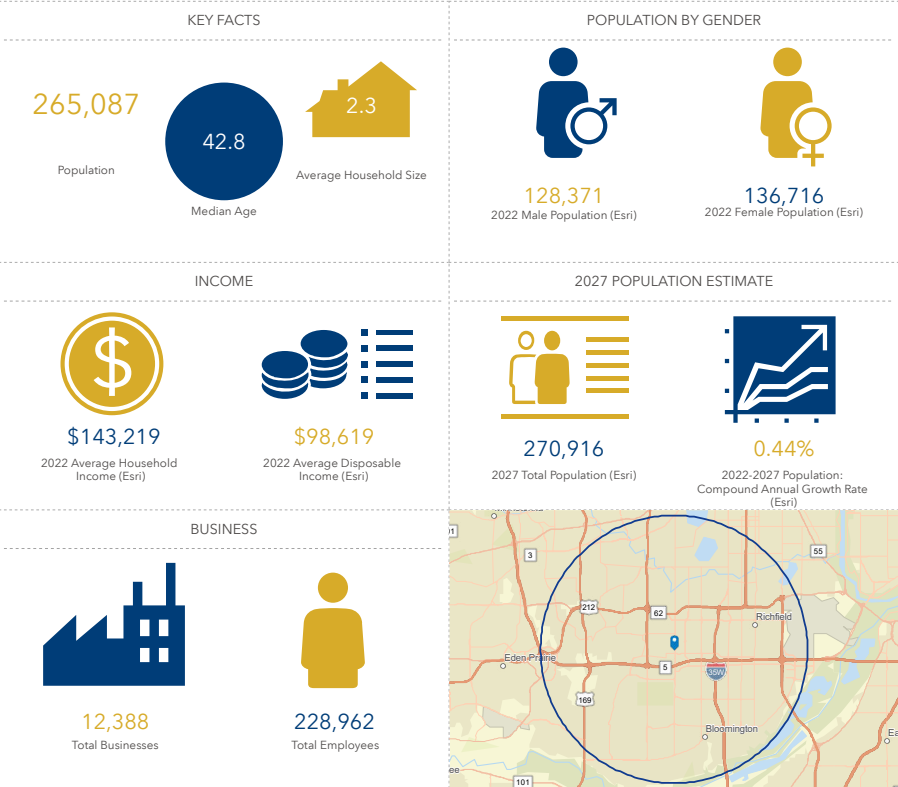
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## The Edina Market

Top Employers	# of Employees	Type
Edina Realty	2,304	Retail Trade
ISD #273	2,000	Educational Services
Coldwell Banker Realty	1,870	Retail Trade
<b>Fairview Southdale Hospital</b>	<b>1,624</b>	<b>Healthcare</b>
City of Edina	929	Government/Public
BI Worldwide	737	Professional Services
Dow Water & Process Solution	600	Utility
Lunds & Byerlys	500	Retail Trade
Western National Insurance	236	Professional Services
Target	375	Retail Trade
Regis Corporation	300	Retail Trade

### Key Facts

7450 France Ave S, Minneapolis, Minnesota, 55435  
5-Mile radius



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