

**Davis**

# Outpatient Medical Building Investment Opportunity



**5450 Lyndale**

5450 Lyndale Ave S.  
Minneapolis, MN 55419

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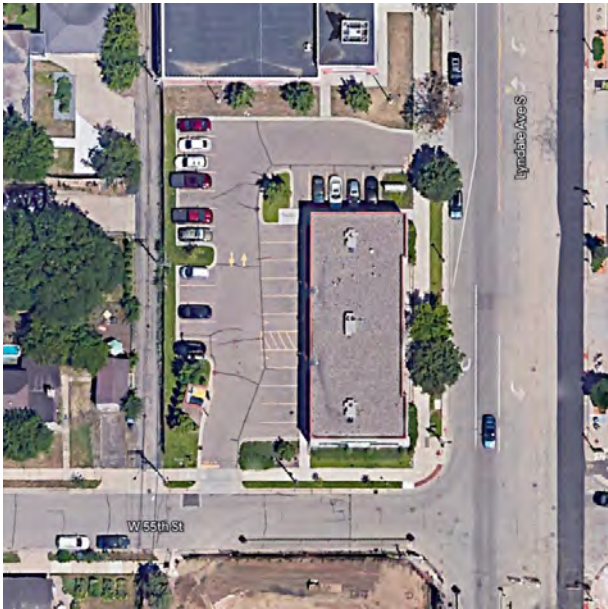
# The Offering

5450 Lyndale is a 4,743 SF freestanding building located at 5450 Lyndale Ave S, Minneapolis, MN. With Herself Health as the anchor tenant, the building is 100% leased with a new 15 year lease.



# Offering Summary

Offering Price	\$3,700,000.00
NOI	\$240,500.00
Tenant	
Percent Occupied	100%
CAP Rate	6.50%



Offers will be considered as they are submitted.



## Property Overview

Building Name	5450 Lyndale
Address	5450 Lyndale Ave S Minneapolis, MN 55491
Year Built	2016
Building Size	4,743 SF
Zoning	C2
Stories	1
Parking	28 stalls
Lot Size	0.40 acres
PID	2102824110212
Roof	2016
Tenant Build-out	2023

## Investment Highlights

- » 100% leased with specialty medical tenancy
- » Newly signed 15 year lease with annual increases
- » Excellent exchange opportunity
- » 2 miles from Southdale Hospital (Owned by M Health Fairview)
- » Only 4 blocks from HWY 62 and I-35W (Combined daily traffic of 230,000)
- » Surrounded by retail shops, cafes, apartments, and restaurants in Southern Minneapolis. Including South Lyndale liquors, Starbucks, and Kowalski's Market.

## Demographics



**TRAFFIC COUNT**  
 15,300 vehicles on Lyndale Ave S.  
 A.A.D.T. (average annual daily traffic)  
 8,100 vehicles on W 54th St



**2023 ESTIMATED POPULATION**  
 1 mile: 18,986  
 3 miles: 162,694  
 5 miles: 412,249

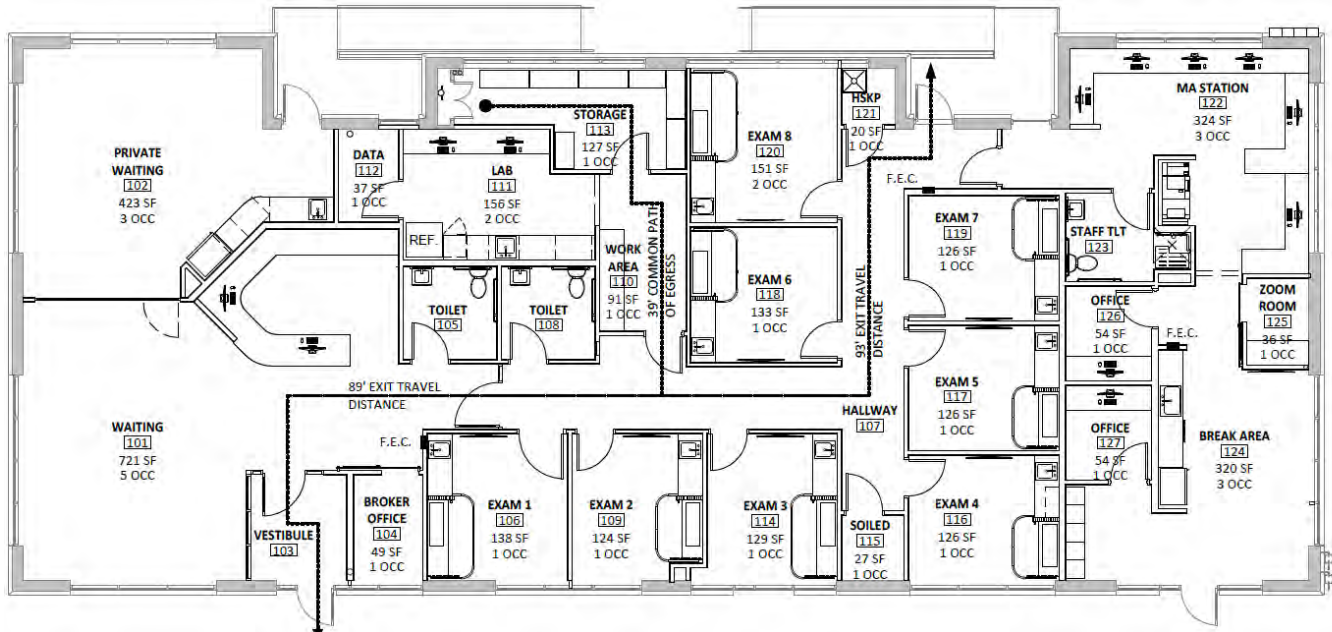


**2023 ESTIMATED AVERAGE HOUSEHOLD INCOME**  
 1 mile: \$184,766  
 3 miles: \$142,693  
 5 miles: \$121,577

## Interior Photos

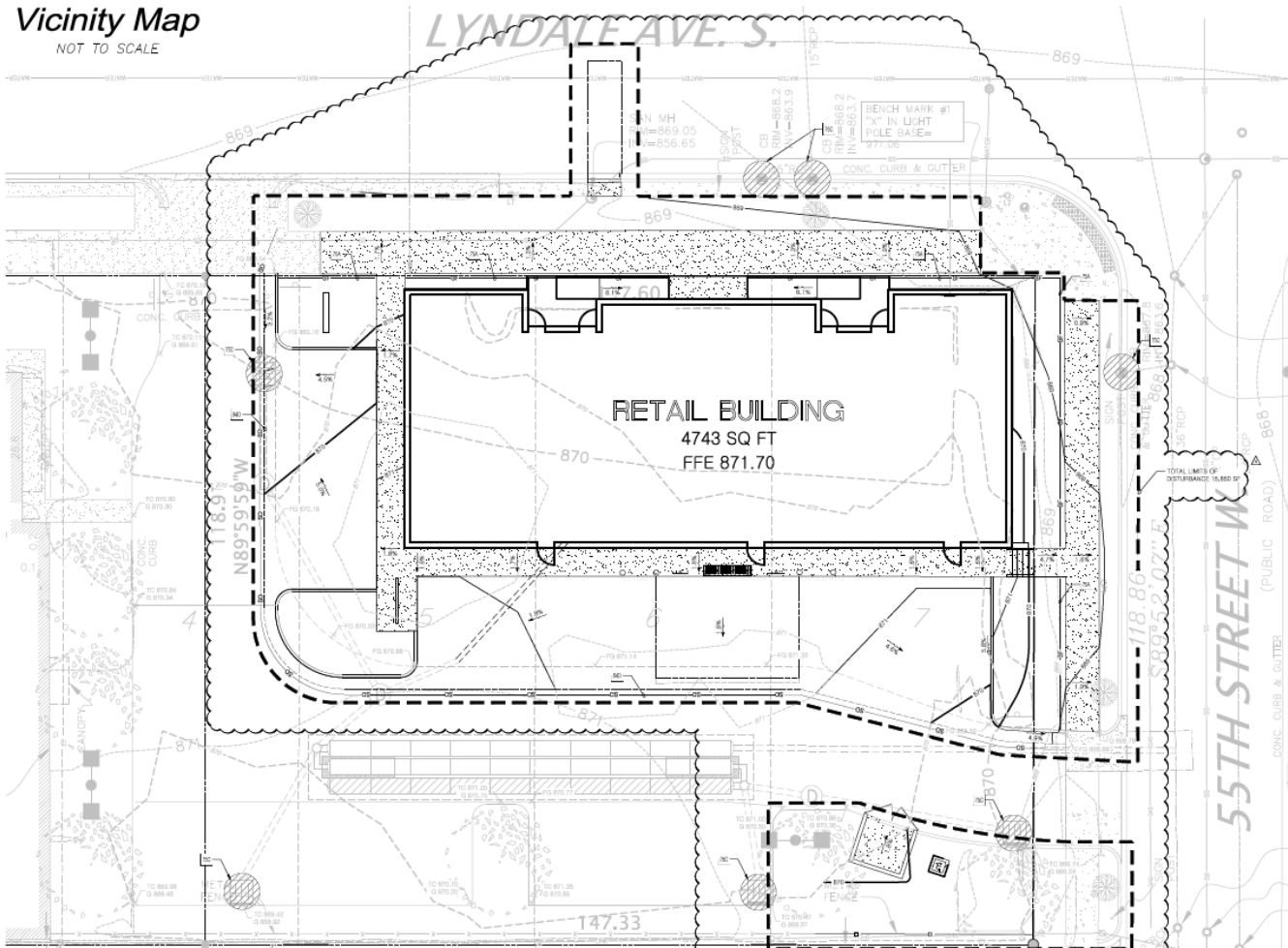


## Floor Plan



## Site Plan

Vicinity Map  
NOT TO SCALE



## Map

