

BILL WOLFSON

COMMERCIAL REAL ESTATE

FOR LEASE
3939 W. 69TH STREET
EDINA, MN 55435**DESCRIPTION**

Highly desirable location just W. of France Ave. on 69th. Multi-tenant office building; with 54 parking spaces on 1.06 acres. Taxes \$5.39 SF / CAM \$3.90 SF. Building renovations are completed with windows added to the East side, exterior painted, inviting entrance and a sprinkler system. Great sign opportunity visible from Valley View.

Located on the SW corner of Valley View and 69th. Near Southdale Mall, Galleria, Taven on France and easily accessible from 62 Crosstown or 494.

LOCATION

PROPERTY TYPE	Office/Retail		
BUILDING SIZE	9,653 SF		
AVAILABLE SF	3,329 SF		
LOT SIZE	1.06 Acres		
LEASE RATE	\$15.00 NNN		
TAX / CAM	\$5.39 / \$3.90		
ZONING	PCD-3 Planned Commercial District		
DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2015 EST POP.	41,873	80,915	228,601
2015 EST AVG. HOUSEHOLD INCOME	\$87,087	\$100,420	\$94,280
VEHICLES PER DAY:	7,500 VPD on Valley View, ~ 25,500 VPD on France		

*All information deemed reliable but not guaranteed. Agent to verify all figures.



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3939 69th Street West, Edina

Floor Plan

