



50TH STREET PLAZA

EDINA, MN

CBRE



PROPERTY SUMMARY



FEATURES

- + Positioned at the epicenter of 50th & France's retail district
- + Prime storefront opportunity along West 50th Street
- + Over 1,081 free parking spaces - with 415 spaces directly behind the property in the South Ramp
- + Located in a densely populated, high income neighborhood



GLA

- + 26,765 SF



AVAILABLE SPACE

- + 1,415 SF - 4,438 SF



TAX / CAMS / INS

- + \$15.20 PSF



TRAFFIC COUNTS

- + France Avenue: 11,200 VPD
- + West 50th Street: 9,300 VPD



AREA RETAILERS





AERIAL VIEW





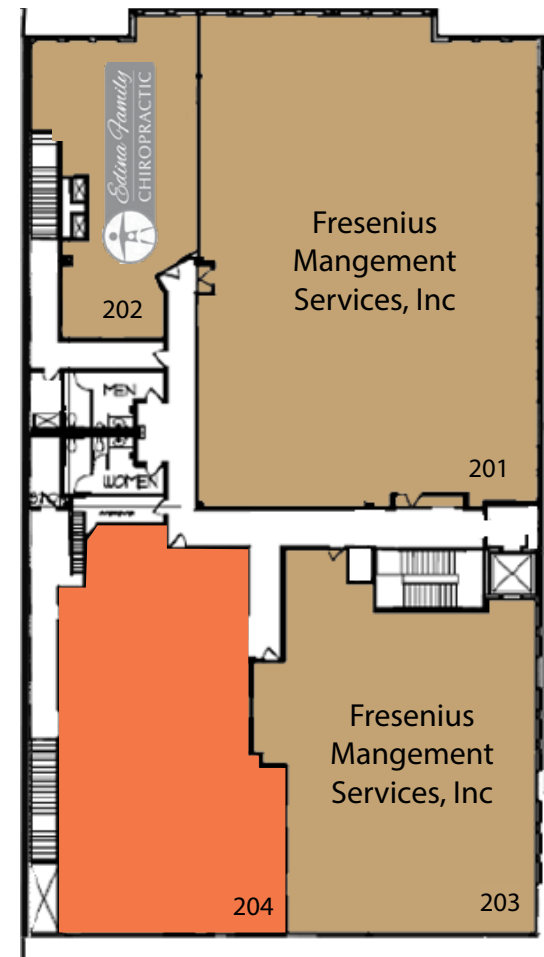
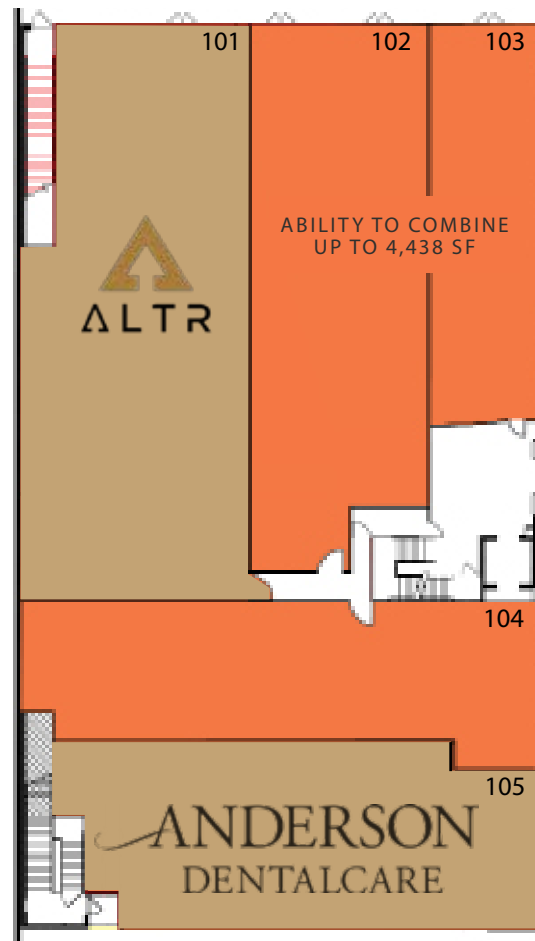
SITE PLAN

50th Street: 16,500 VPD

First Floor

Second Floor

SUITE	TENANT	SF
101	ALTR	3,565
102	AVAILABLE	3,023
103	AVAILABLE	1,415
104	AVAILABLE	2,224
105	Anderson Dentalcare	2,616
201	Fresenius Management Services	6,718
202	Edina Family Chiropractic	1,532
203	Fresenius Management Services	3,344
204	AVAILABLE	2,900



South Parking Ramp - 415 Stalls



DEMOGRAPHIC SUMMARY

THE NEIGHBORHOOD

50th Street Plaza is located at the heart of 50th & France. This area is one of the highest disposable income neighborhoods in Minnesota, residents spend more on apparel, jewelry and entertainment than the US average. 50th Street Plaza provides retailers with the opportunity to thrive in a densely populated trendy suburban market with an urban vibe.

	0.5 MILES	1 MILE	3 MILES	5 MILES
 POPULATION	4,749	18,093	138,519	391,159
 DAYTIME POPULATION	4,718	13,107	141,865	445,030
 AVERAGE HOUSEHOLD INCOME	\$216,687	\$199,245	\$136,005	\$107,879
 MEDIAN HOUSEHOLD INCOME	\$156,019	\$140,111	\$93,891	\$73,247
 AVERAGE DISPOSABLE INCOME	\$137,388	\$129,566	\$94,167	\$77,313
 MEDIAN DISPOSABLE INCOME	\$111,397	\$105,535	\$71,613	\$56,890
 AVERAGE NET WORTH	\$2,943,034	\$2,772,573	\$1,471,872	\$1,000,162



KEEP ON **GROWING**

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