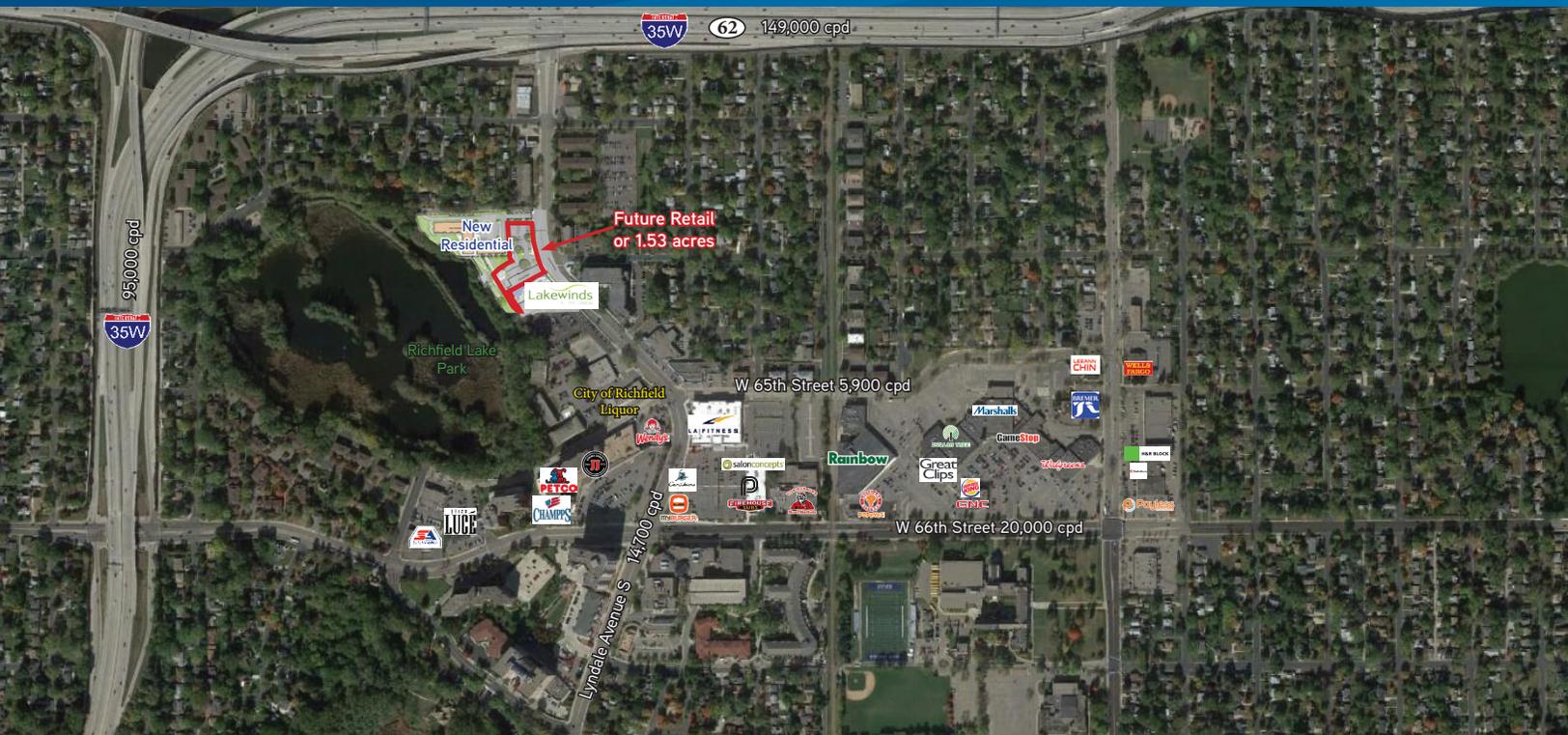


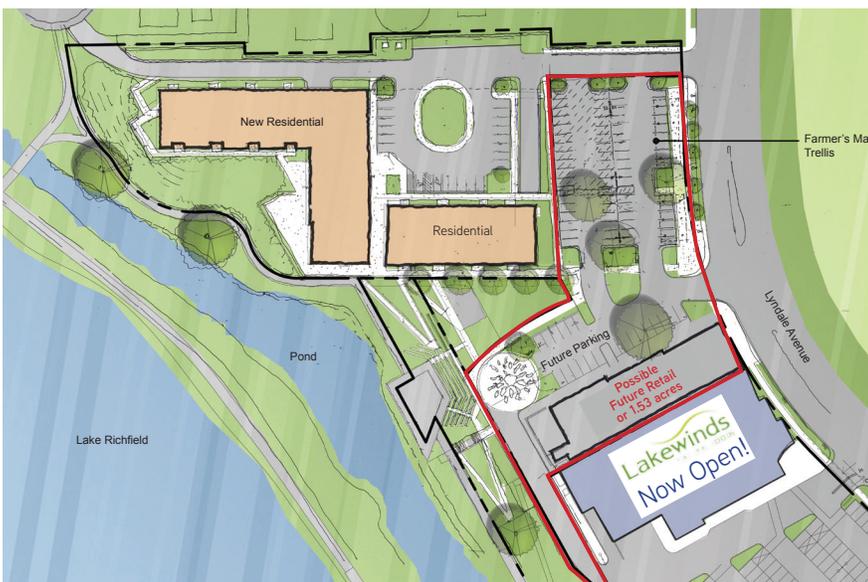
FOR SALE OR LEASE

Lyndale Gardens

LYNDALE AVENUE AND 64TH STREET, RICHFIELD MN



For Sale or Lease



Contact Us

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Site Information

- > **Location** SW Corner of Lyndale Avenue and 64th Street
- > **Description** Retail land for sale or lease
- > **Available Now** 1.53 acres for sale, build-to-suit; 10,000 sf for lease
- > **Zoning** Retail
- > **Anchored by** Lakewinds Natural Foods

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	15,223	131,714	327,129
MEDIAN HH INCOME	\$58,452	\$68,218	\$58,647
AVERAGE HH INCOME	\$73,399	\$90,418	\$83,683

Traffic Counts

- > Lyndale Avenue: 12,100 VPD
- > W 66th Street: 20,600 VPD

* Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars.

Available For Lease, Sale or Build-to-Suit

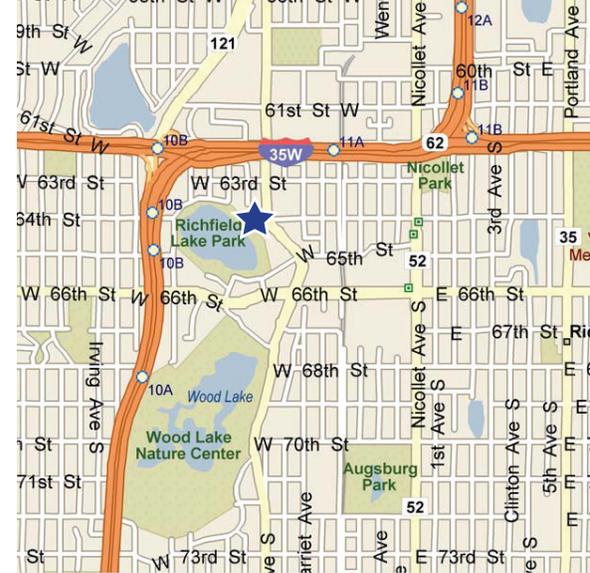
- > **Retail Space For Lease** Up to 10,000 SF
- > **Retail Outlot For Sale, Lease or B-T-S** 1.53 acres

Area Tenants

LA Fitness	Cub Foods	Michaels
Marshall's	Walgreens	Houlihan's
Petco	Caribou Coffee	Lyn 46
My Burger	Pizza Luce'	Firehouse Pizza

Comments

Prime 1.53 acre urban opportunity next to Lakewinds Natural Foods anchor on Lyndale Avenue just South of Highway 62. Rare lakefront parcel for restaurant. Available for purchase, lease or build-to-suit. Great opportunity for restaurant, retail service or medical in dense Richfield/South Minneapolis trade area.



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