

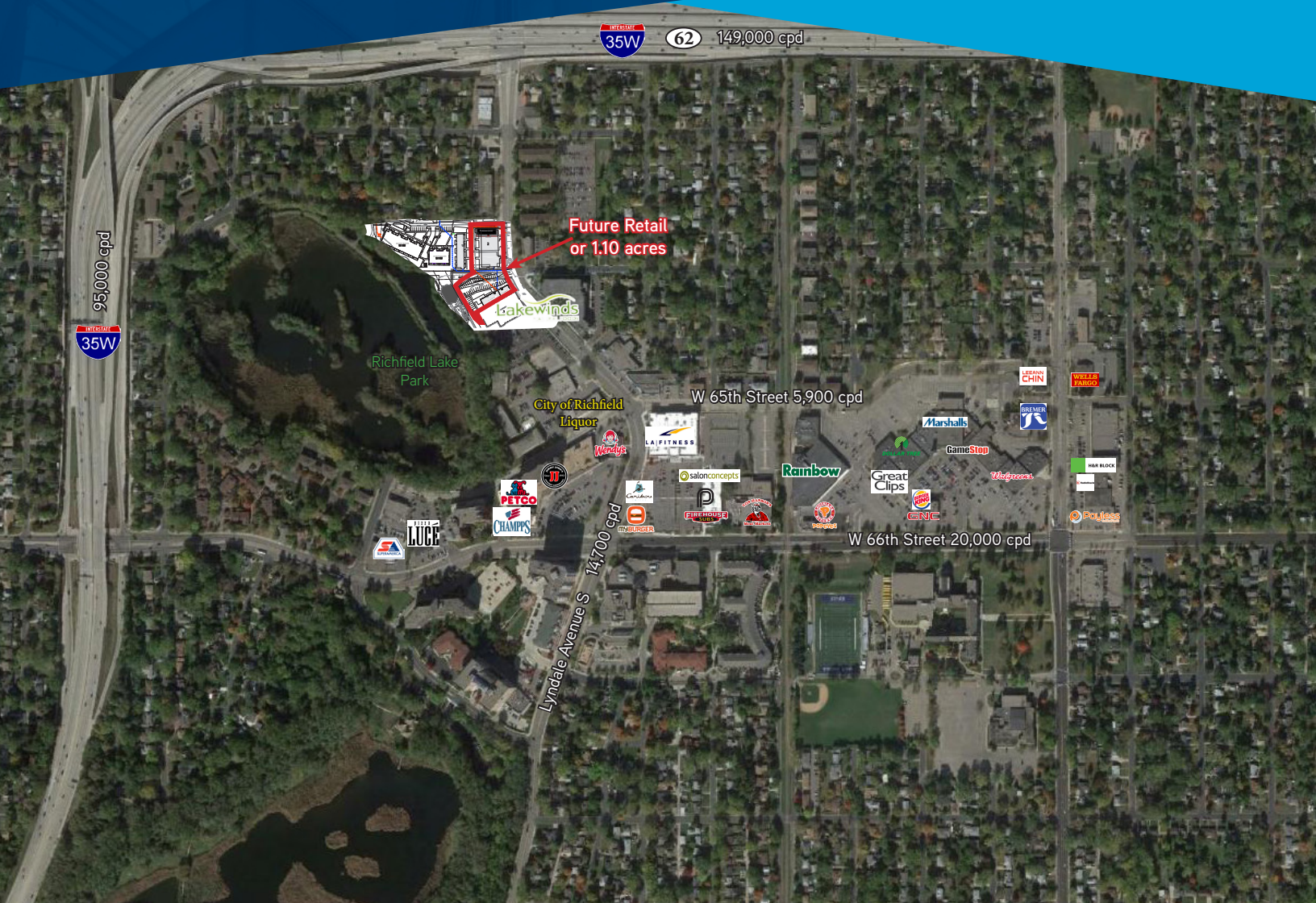
RETAIL SPACE FOR SALE OR LEASE >

# Lyndale Gardens

Lyndale Ave and 64th Street | Richfield, MN



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## CONTACT US >

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## SITE INFORMATION >

**Location:** SWC of Lyndale Ave and 64th Street  
**Description:** Retail land for sale or lease  
**Anchored by:** Lakewinds Natural Foods

### AVAILABLE:

**Retail Space For Lease:** Up to 10,000 SF  
**Retail Outlot for Sale, Lease or BTS:** 1.10 Acres

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	15,223	13,174	327,129
Daytime Population			
Average HH Income	\$73,399	\$90,418	\$38,683

\* Source: ESRI 2017 Est.

### TRAFFIC COUNTS:

**Lyndale Ave:** 12,100 vpd  
**W 66th Street:** 20,600 vpd

\* Source: Minnesota Department of Transportation 2017 Study Averages are per day total cars

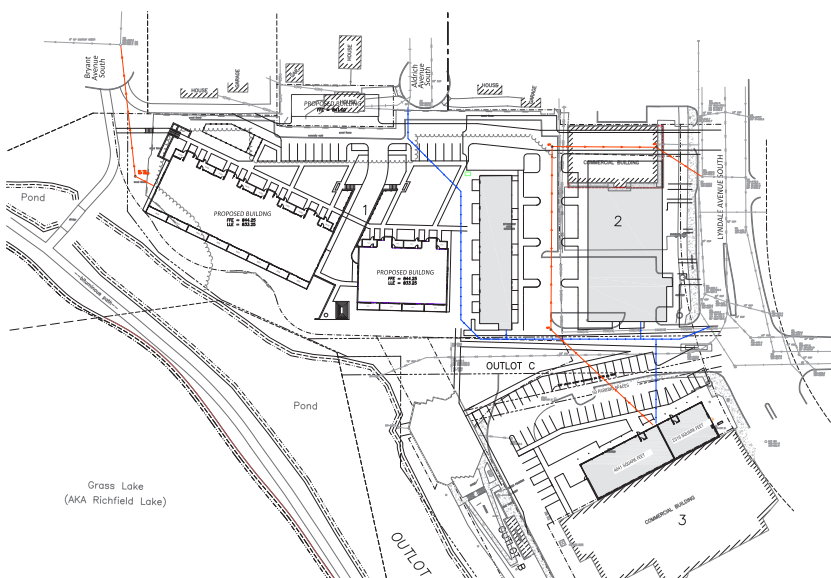
### CENTER TENANTS:

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

### COMMENTS:

Prime 1.10 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.

### SITE PLAN:



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