

AVENUE  
*on*  
FRANCE



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# FRANCE AVENUE: A RETAIL TRADITION




*France Avenue is situated in the heart of one of the most established, accessible and affluent communities in the state of Minnesota. Avenue on France is a three-block development with convenient, modernized appeal to shoppers visiting both Southdale Mall and The Galleria. Offering previously unavailable high street style, this is an opportunity for a brand to stand out from other elite retailers in the market with maximum visibility and presence.*


## EDUCATED COMMUNITY

*Minnesota consistently ranks in the top five of the most educated states in America; 34% of Minnesota's population has a Bachelor's degree or higher.*


## DEMOGRAPHICS


Population		
	15,271	①
	104,905	③
	273,400	⑤

Daytime Employment		
	27,736	①
	117,774	③
	282,397	⑤

Higher Education		
	37.9%	①
	34.7%	③
	33.0%	⑤

AVG HH INCOME		
	\$79,670	①
	\$101,831	③
	\$93,388	⑤

Median HH Income		
	\$54,964	①
	\$71,251	③
	\$66,685	⑤

Traffic Counts	
	France Avenue: 22,800 vpd
	Highway 62: 94,000 vpd

*Demographics: ESRI 2015 EST | Traffic: MnDOT-2014 Study Averages per day total cars*

## THRIVING BUSINESS ENVIRONMENT

- + #1 state for business in CNBC's America's Top State For Business in 2015
- + 2nd in number of Fortune 500 company headquarters per capita
  - 17 Minnesota-based Fortune 500 companies (as of 2015)
  - 29 Fortune 1000 companies



# SITE PLAN



## MULTIPLE RETAIL OPPORTUNITIES AVAILABLE

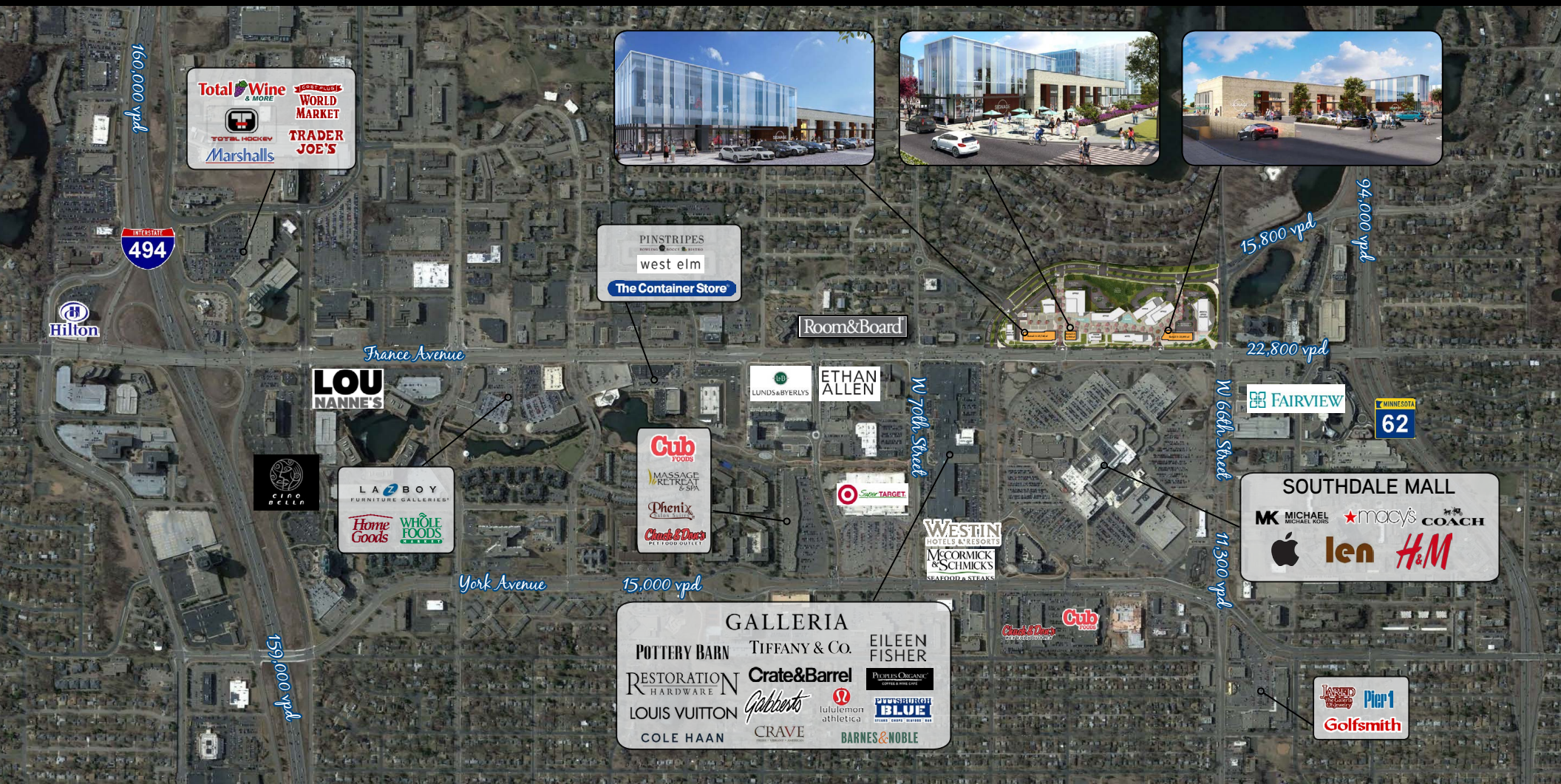
### SITE DETAILS

- + *France Ave & 69th Street, Edina*
- + *Retail Building 1: 25,748 sf (Fall 2017)*
- + *Retail Building 2: 6,500 sf (2018)*
- + *Retail Building 3: 23,093 sf (Fall 2017)*





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**WELSH**



## PARTNER



**X TEAM**  
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