

For Lease >



PARTNER **XTEAM**
RETAIL ADVISORS

CENTENNIAL LAKES PLAZA

7501 France Avenue | Edina, MN 55435



Terese Reiling

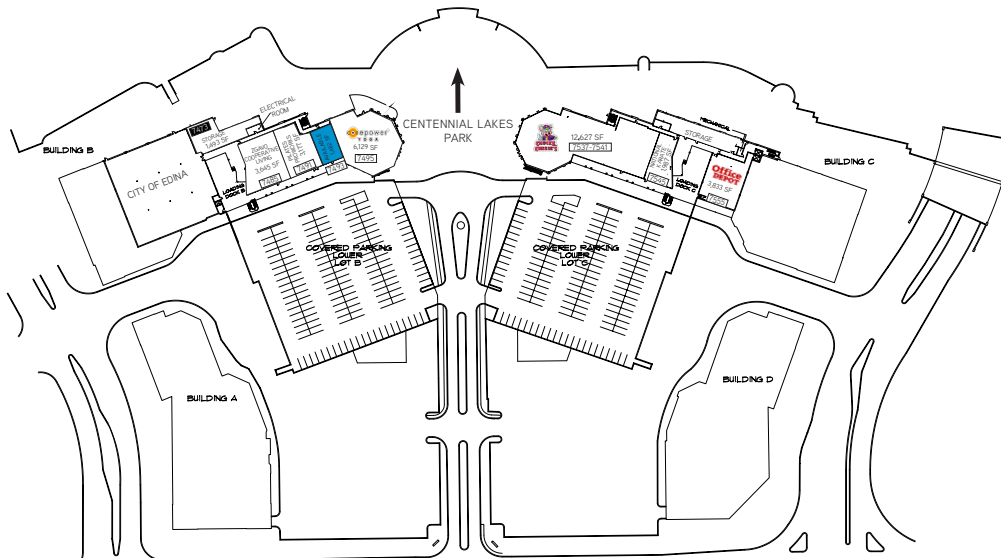
952 897 7738

terese.reiling@colliers.com

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SITE INFORMATION

Location 7501 France Avenue, Edina, MN
 Description Retail Shopping Center
 Year Built 1989

AVAILABLE

Upper Level, Suite 7459. 682 SF
 Lower Level, Suite 7493. 1,482 SF

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,740	93,979	251,644
Median HH Income	\$50,266	\$66,154	\$70,528
Average HH Income	\$70,285	\$93,153	\$97,440

*Source: PCensus 2016

TRAFFIC COUNTS

France Avenue South 30,000 cars per day
 York Avenue 16,400 cars per day

*Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars

2018 EST. EXPENSES PSF:

BUILDING B:	BUILDING C:	BUILDING D:
CAM: \$4.91	CAM: \$4.65	CAM: \$3.59
Taxes: <u>\$8.45</u>	Taxes: <u>\$8.45</u>	Taxes: <u>\$8.45</u>
Total: \$13.36	Total: \$13.10	Total: \$12.04

TENANTS

Whole Foods Market	Jamba Juice	HomeGoods
Core Power Yoga	Ideal Image	Envy Nails
Clothes Mentor	Q'Cumbers	Jos A. Bank
Day Spa	Jason's Deli	Starbucks
Pro Cuts	B-Dubs	La-Z-Boy
Bently's Corner Barkery	Pilates ProWorks	Office Depot
Profile		

COMMENTS

Centennial Lakes Plaza is a community center located along the busy France Avenue corridor in Edina, MN. This Whole Foods' anchored center is just one part of an impressive multi-use development that includes a 24-acre park and pond area with an 18-hole putting course and amphitheater, a 96- unit town-house community and Centennial Lakes Medical Center. This unique location provides visitors the ultimate retail experience in the heart of the Southdale trade area.



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Colliers International | Minneapolis-St. Paul
4350 Baker Rd, Suite 400, Minnetonka, MN 55343
952 897 7700 | colliers.com/msp

Terese Reiling

952 897 7738

terese.reiling@colliers.com