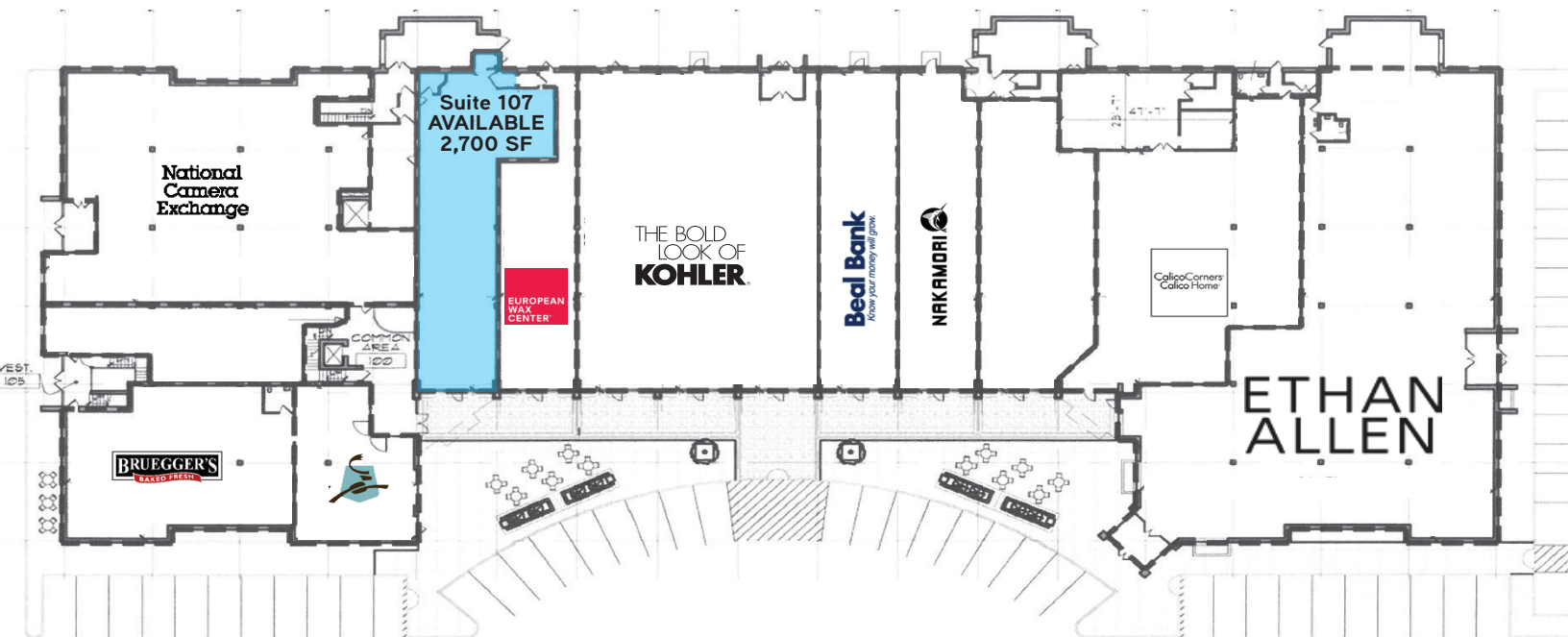


# Rue de France - Cutco Cutlery

7101 FRANCE AVE S #107, EDINA, MN 55435



**WELSH**



## Contact Us

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PARTNER



**X TEAM**  
INTERNATIONAL

## Site Information

- **Location** 1701 France Ave, Edina, MN
- **Description** Neighborhood Center
- **GLA** 62,000 SF
- **Parking** Ample parking

**AVAILABLE FOR SUBLEASE:**  
2,700 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	14,890	103,668	267,241
Median HH Income	\$54,046	\$70,135	\$67,628
Average HH Income	\$76,884	\$99,260	\$94,336

*\* Source: ESRI, 2015 Estimates*

### TRAFFIC COUNTS:

- Hazelton Rd: 7,600 vpd
- France Ave: 28,000 vpd

*\* Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

### 2017 EST. CAM & REAL ESTATE TAX:

\$4.64 per square foot CAM  
\$9.81 per square foot Tax  
\$14.45 total per square foot

### ANCHOR TENANTS:

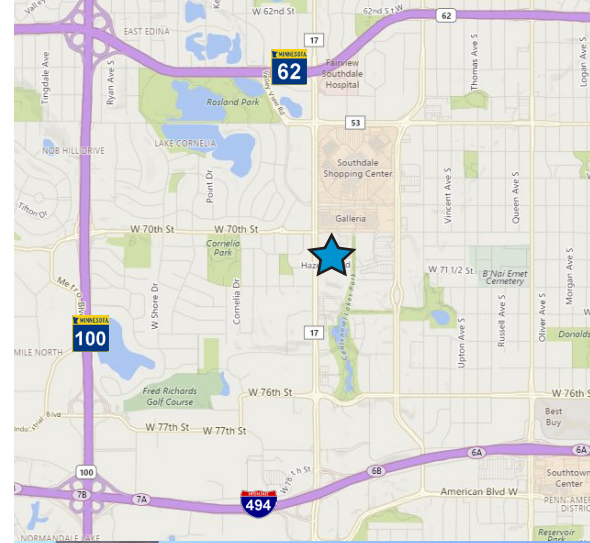
- Ethan Allen
- Bruegger's
- Calico Corner
- Caribou
- Kohler
- Pure Barre

### AREA TENANTS:

Restoration Hardware	Crave	Office Max
Penny's	Macy's	Herberger's
Target	Guitar Center	Whole Foods
Macy's Furniture	West Elm	Pinstripe's
Pittsburgh Blue	Westin Galleria	Crate & Barrel
Pottery Barn	Catherine's	Hensley's
Room & Board	PF Chang's	Ulta

### COMMENTS:

Nestled in the center of the Rue De France Shopping Center on France Avenue this available space is a unique opportunity to become a part of a one of the most prominent locations in the Twin Cities trade area. This space in beautiful condition, featuring both an office and display area. The center is adjacent to the newly constructed Lunds & Byerlys Grocery Store.



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