

FOR LEASE >

# Centennial Shops

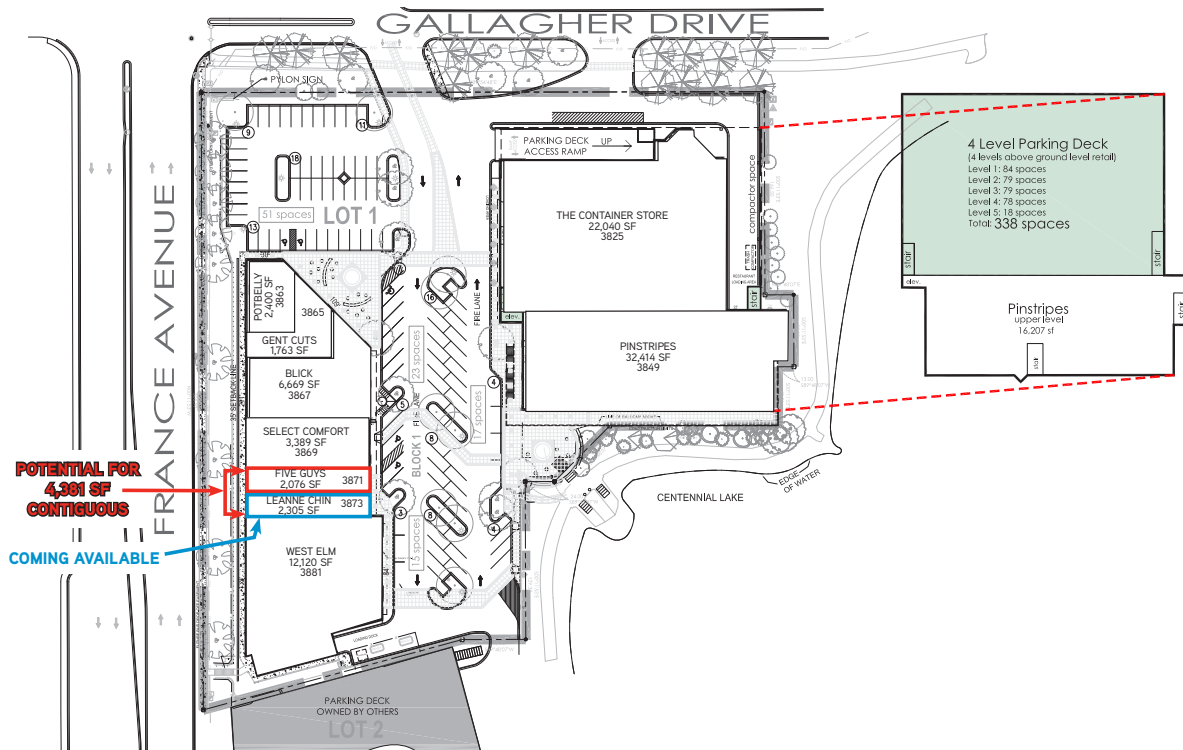
3873 Gallagher Drive | Edina, MN 55435

OWNED AND MANAGED BY:

**RAMCO**

**Colliers**  
INTERNATIONAL

Accelerating success.



## CONTACT US

Terese Reiling

952 897 7738

[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)

[Twitter](#) [LinkedIn](#) [Facebook](#) [SUBSCRIBE TO OUR BLOG](#)

# RETAIL > FOR LEASE

## SITE INFORMATION

Location . . . . . 3873 Gallagher Drive, Edina, MN  
Description . . . . . Retail Shopping Center  
Year Built . . . . . 2007

## AVAILABLE

Suite 3873 2,305 SF (Coming Available)  
Suite 3871 (Possible combination for 4,381 SF)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	15,106	102,856	268,521
Median HH Income	\$57,076	\$74,845	\$81,983
Average HH Income	\$86,253	\$1036,816	\$106,559

\*Source: PCensus 2017

## TRAFFIC COUNTS

France Avenue . . . . . 30,000 cars per day  
Gallagher Dr . . . . . 1,700 cars per day

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

## 2018 EST. EXPENSES PSF

CAM: \$6.69 PSF  
Ins: \$0.22 PSF  
RE Tax: \$12.72 PSF  
Total: \$19.63 PSF

## TENANTS

- > The Container Store
- > West Elm
- > Five Guys
- > Pinstripes
- > Blick
- > Gent Cut
- > Potbelly
- > Select Comfort

## COMMENTS

Centennial Shops offers rare storefront frontage directly on to France Ave with over 30,000 cars per day. Edina is considered an "A" class retail trade area with limited opportunities for prime retail space. Full access to Centennial Shops at a signalized intersection. Dense daytime and residential demographics. High incomes and large trade area. Very successful retail store sales performance.



## CONTACT US

Terese Reiling  
952 897 7738  
[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)

OWNED AND MANAGED BY:  
**RAMCO**



# FLOOR PLAN >

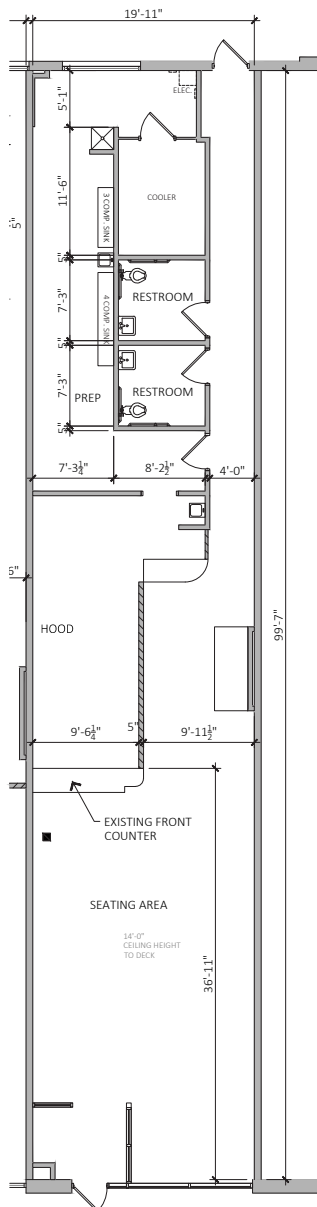
Centennial Shops | 3873 Gallagher Drive | Edina, MN 55435



Accelerating success.

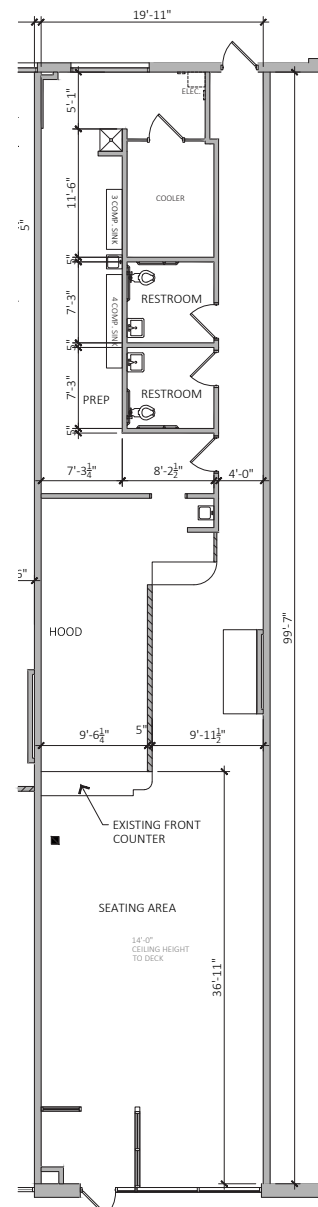
Suite 3871

2,076 SF



Suite 3873

2,305 SF



## CONTACT US >

Terese Reiling  
952 897 7738  
[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)

OWNED AND MANAGED BY:

**RAMCO**