

Shops at Lyndale II

RETAIL FOR LEASE

700-980 W 78th St | Richfield MN 55423



Property Details

Shops at Lyndale II offers a highly visible retail opportunity in one of Richfield's most active corridors, positioned directly along I-494 with strong daily traffic counts. The available suite presents an ideal opportunity for retailers looking to tap into a dense, high-income trade area with significant consumer spending power. Combined with strong co-tenancy and premier visibility, this location is well-positioned to support long-term retail success.

LOCATION	700-980 W 78TH ST RICHFIELD MN 55423
BUILDING SIZE	112,631 SF
AVAILABILITY	SUITE 730: 1,540 SF SUITE 840: 11,609 SF [AVAIL 12.1.26]
2026 EST. EXPENSES	\$5.72 PSF CAM \$7.14 PSF Tax \$0.58 PSF Ins \$13.44 PSF TOTAL
TRAFFIC COUNTS	27,664 VPD - Lyndale Ave S 167,328 VPD - HWY I-494 96,585 VPD - HWY I-35W

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	11,442	115,508	245,910
MEDIAN HH INCOME	\$84,398	\$88,525	\$106,173
AVERAGE HH INCOME	\$111,542	\$121,403	\$149,604

*Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars



Co-Tenant Retailers



T Transwestern

Kris Schisel

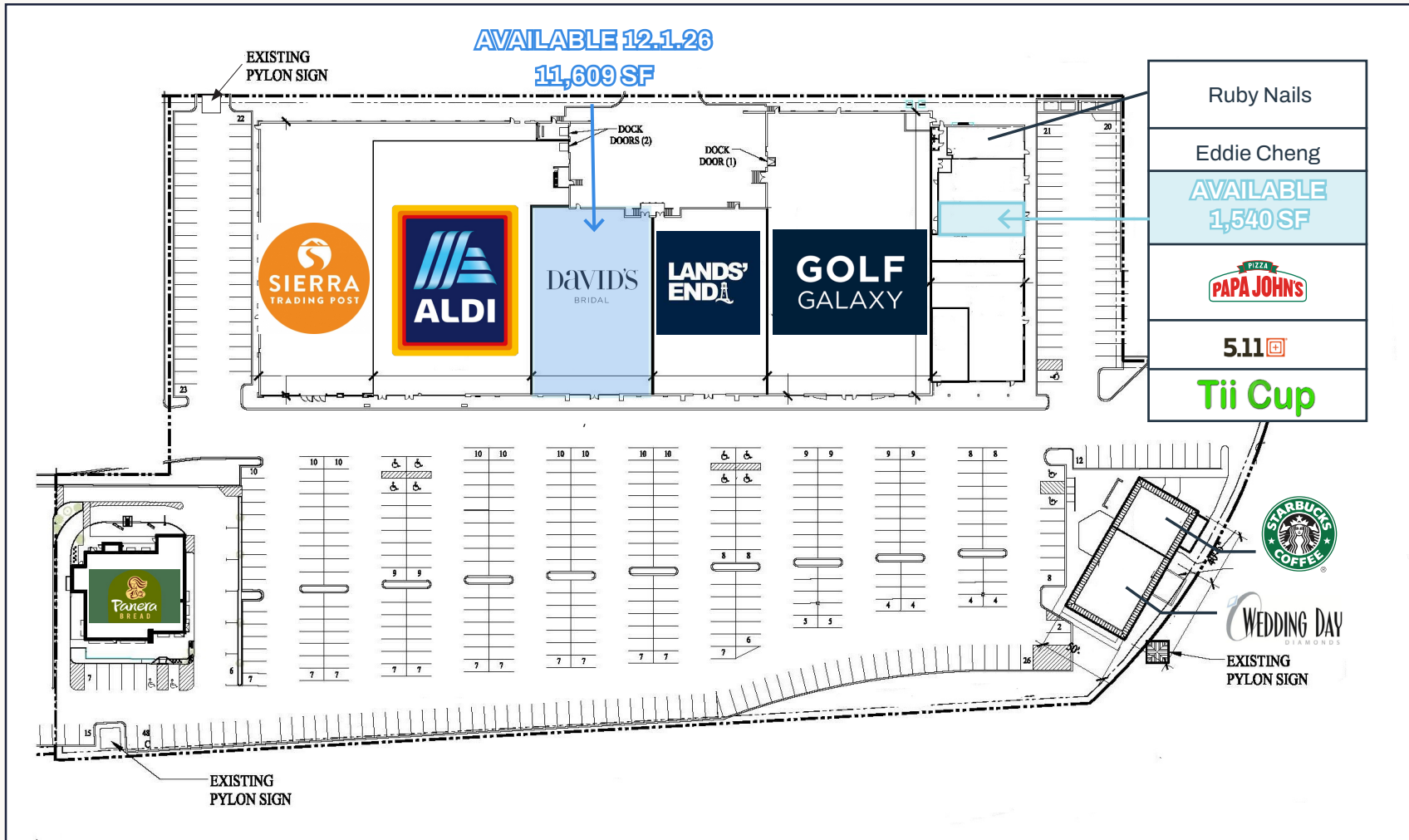
(612) 612-1691 | kris.schisel@transwestern.com

Tom Palmquist

(952) 381-5538 | tom.palmquist@transwestern.com

REALTY
RESOURCES
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Site Plan



SHOPS AT LYNDALE II



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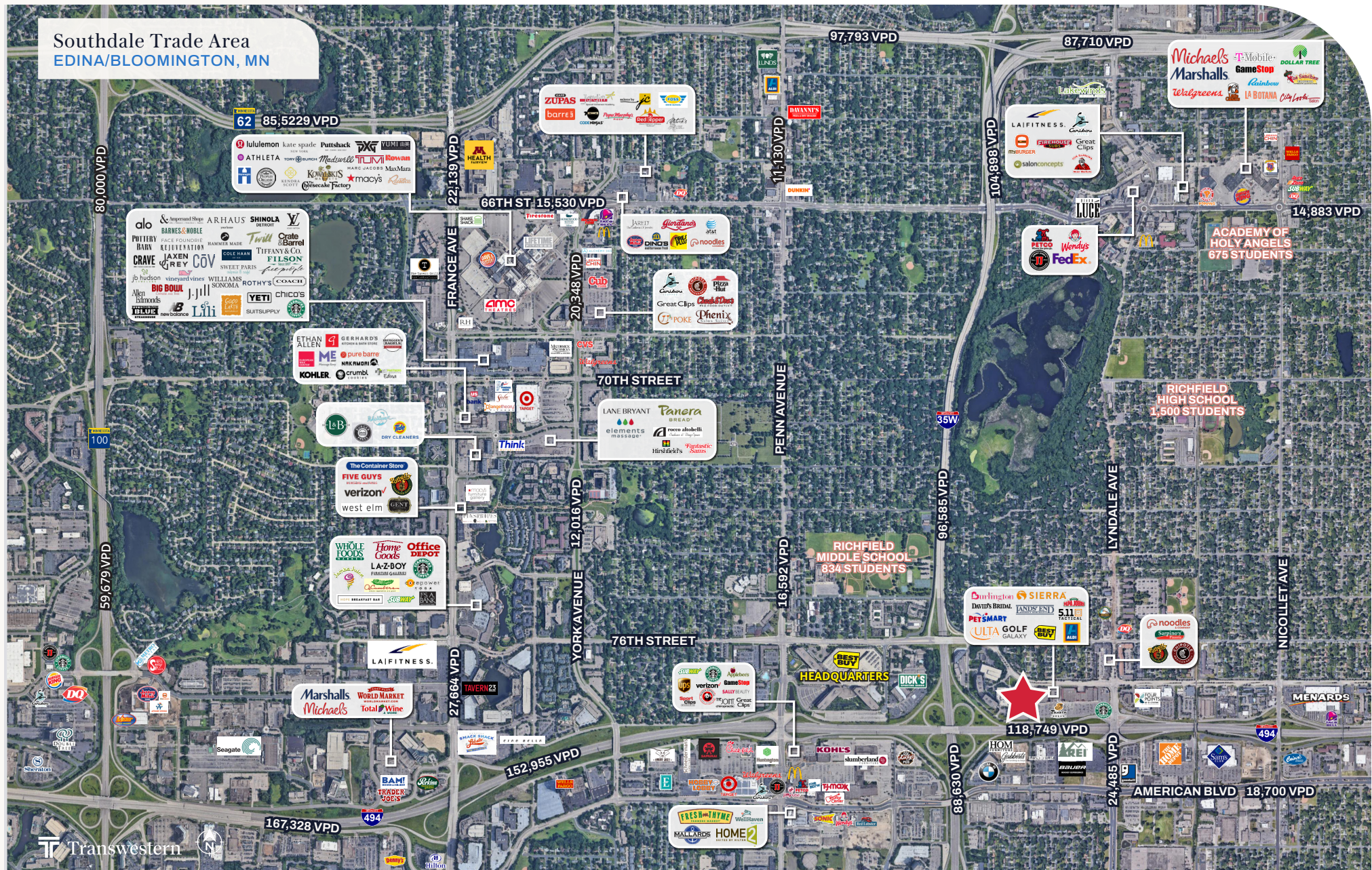
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REALTY
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Southdale Trade Area EDINA/BLOOMINGTON, MN



Transwestern

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