



# BRANDON SQUARE

RETAIL FOR LEASE | SEQ FRANCE AVE + W 70TH ST | EDINA, MN



# BRANDON SQUARE OVERVIEW

**LOCATION:** 3533 W 70th St | Edina, MN 55435

**BUILDING GLA:** 48,213 sq. ft.

**BUILT:** 1977

**PARKING:** 219 spaces

## AVAILABILITY

**SUITE 3525:** 5,405 sq. ft.

**LEASE RATES:** Negotiable

**CAM + TAX:** \$11.15 psf total 2024 est.  
[\$4.78 psf CAM + \$6.37 taxes]

## TRAFFIC COUNTS

**30,000 vpd** | France Ave S

**10,200 vpd** | W 70th St

**18,800 vpd** | York Ave S

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	16,876	109,882	284,120
<b>MEDIAN HH INCOME</b>	\$76,247	\$87,716	\$82,243
<b>AVERAGE HH INCOME</b>	\$108,905	\$127,904	\$118,683

*\* Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars*

## CONTACT

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## CENTER TENANTS



## AREA TENANTS



## HIGHLIGHTS

Rare opportunity to lease space in prime Edina-Southdale shopping area. The site is directly across from The Galleria with excellent access to MN 62, Hwy 494 and Hwy 100.

# BRANDON SQUARE SITE PLAN



SUITE	TENANT	SIZE
3501	Original Pancake	5,873 SF
3515	The Drip Bar	1,243 SF
3519	Sola Salon	6,041 SF
3523	Orangetheory	3,797 SF
3525	AVAILABLE	5,405 SF
3529	Ichiban Japanese Restaurant	4,502 SF
3533	Warners' Stellan	20,880 SF

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