

RETAIL | FOR LEASE

## **50th & FRANCE BUILDING**

3939 W 50th Street | Edina, MN 55424

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## PROPERTY SUMMARY 50TH & FRANCE BUILDING

TRANSWESTERN

REAL ESTATE SERVICES

**LOCATION:** 3939 West 50th Street | Edina, MN 55424

**BUILDING SIZE:** 25,000 sf (office and retail)

**YEAR BUILT:** 1977

AVAILABILITY CAM + TAX (2024 EST)

• Suite 103 | 784 sf • \$22.00 psf

#### **DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	17,701	140,591	392,011
DAYTIME POPULATION	15,115	132,665	439,398
MEDIAN HH INCOME	\$185,705	\$114,331	\$90,152
AVERAGE HH INCOME	\$246,200	\$170,291	\$133,930

Sources: ESRI 2024 est. & MNDOT 2021-23 Study averages are per day total cars

#### TRAFFIC COUNTS

9,548 vpd | W 50th Street 5,590 vpd | Halifax Avenue S 8,302 vpd | France Avenue S

#### **COMMENTS**

- Located in the center of the 50th and France trade area
- On-site surface parking and connected free ramp
- Shadow anchored by Lunds & Byerlys
- Rare vacancy available



#### **CO-TENANTS**





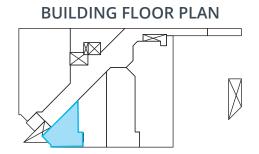




# SUITE 103 FLOOR PLAN 50TH & FRANCE BUILDING







### TRADE AREA AERIAL

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