



TRANSWESTERN

REAL ESTATE
SERVICES

W 50th St

W 50th

50TH &
FRANCE
BUILDING



Indiana Ave

France Ave S

W 51st St

RETAIL | FOR LEASE

50th & FRANCE BUILDING

3939 W 50th Street | Edina, MN 55424

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W 51st St

PROPERTY SUMMARY

50TH & FRANCE BUILDING



REAL ESTATE
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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



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SUITE 103 FLOOR PLAN

50TH & FRANCE BUILDING



