

RETAIL FOR LEASE

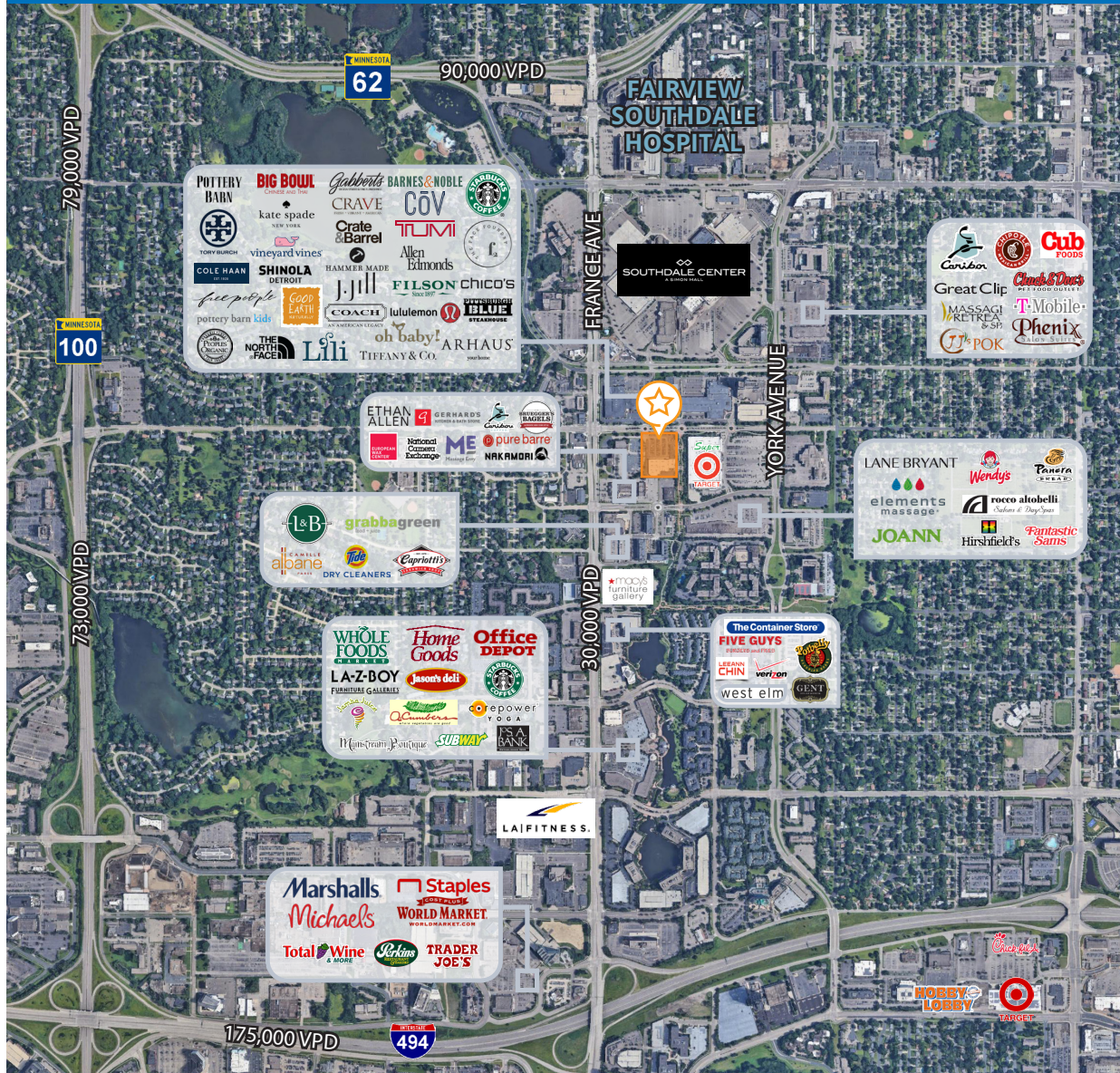
BRANDON SQUARE

SEQ France Ave & W 70th St | Edina, MN 55435



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW



PROPERTY INFORMATION

- Location: 3533 W 70th St | Edina
- Building GLA: 48,213 sf
- Built: 1977
- Parking: 219 spaces



AVAILABLE

- 5,405 sf



LEASE RATES

- Negotiable

2022 EST CAM/TAX

- \$11.03 psf



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	16,876	109,882	284,120
Median HH Income	\$76,247	\$87,716	\$82,243
Average HH Income	\$108,905	\$127,904	\$118,683

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



TRAFFIC COUNTS

- 30,000 vpd on France Ave
- 10,200 vpd on W 70th St
- 18,800 vpd on York Ave S



CENTER TENANTS



AREA TENANTS



COMMENTS

- 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.

OVERALL SITE PLAN

Brandon Square



REALTY
RESOURCES
MEMBER



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