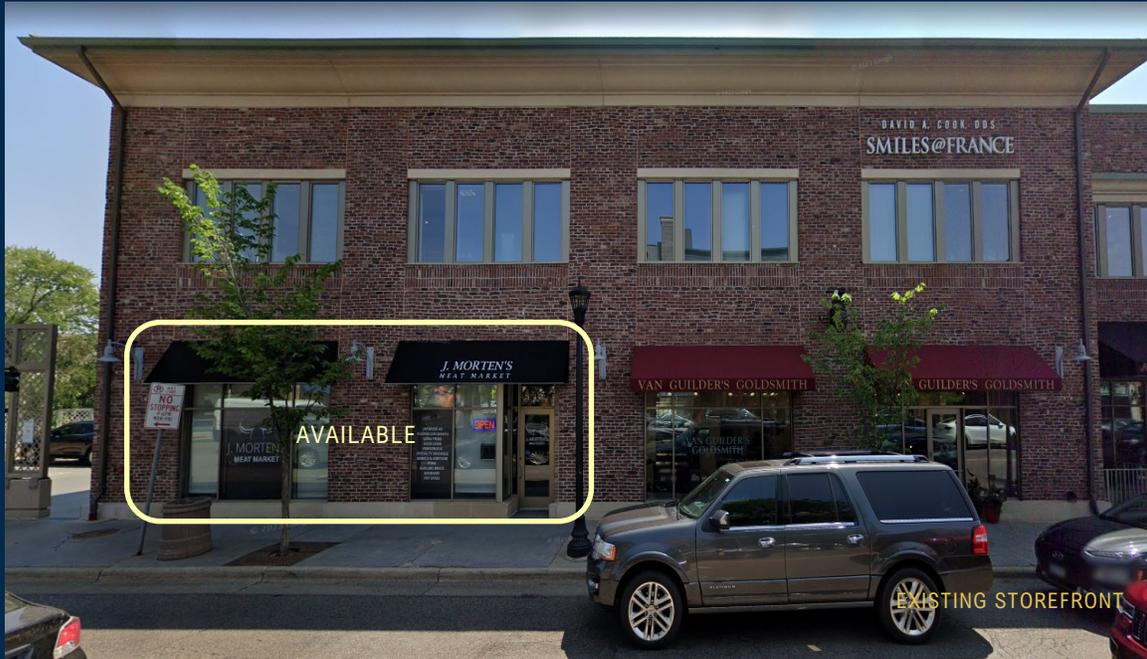


STONE REAL ESTATE

PINEHURST BUILDING @ 50TH & FRANCE

4999 FRANCE AVE, MINNEAPOLIS, MN



1,675 SQ. FT. AT 50TH & FRANCE

The corner of 50th & France in Edina at the border of Southwest Minneapolis has long been one of the Twin Cities premier retail destinations. Not only does it feature an array of charming shops, boutiques and services, it also has wonderful restaurants, a movie theater featuring independent and foreign films, and an upscale grocery store.

The shopping district is one of the fore-runners of the new concept of walkable urban neighborhood centers - a living example long before it became a popular trend.



CONCEPTUAL NEW STOREFRONT - FOR MARKETING PURPOSES ONLY

TRAFFIC COUNTS

FRANCE AVE. 10,000 vpd

50TH STREET 9,300 vpd

DEMOGRAPHICS

(10 MINUTE DRIVE TIME)

POPULATION 175,948

DAYTIME POP. 205,805

AVG. HH INCOME \$134,791

MEDIAN AGE 40.6

PROPERTY DESCRIPTION

- 40 ft of Frontage on France Ave.
- Strong area co-tenancy
- Free parking on site

AVAILABLE SPACE

+/- 1,675 sf

#1

AFFLUENT ZIP CODE
IN MINNESOTA

\$624k

MEDIAN HOME VALUE
IN 2023

72%

POPULATION IS
COLLEGE EDUCATED

24K

HOUSEHOLDS OVER
\$125K AVG. INCOME

CO-TENANCY

- LULULEMON
- FAHERTY
- FP MOVEMENT
- ATHLETA
- ANTHROPOLOGIE
- BILLY REID
- BRILLIANT EARTH
- MARGARET O'LEARY
- EVEREVE
- TALBOTS
- PAPER SOURCE
- LUSH
- COS BAR
- TITLE NINE

RECENTLY OPEN

THE GRIND FITNESS

STONE
REAL ESTATE

JASON GUSTAVESON

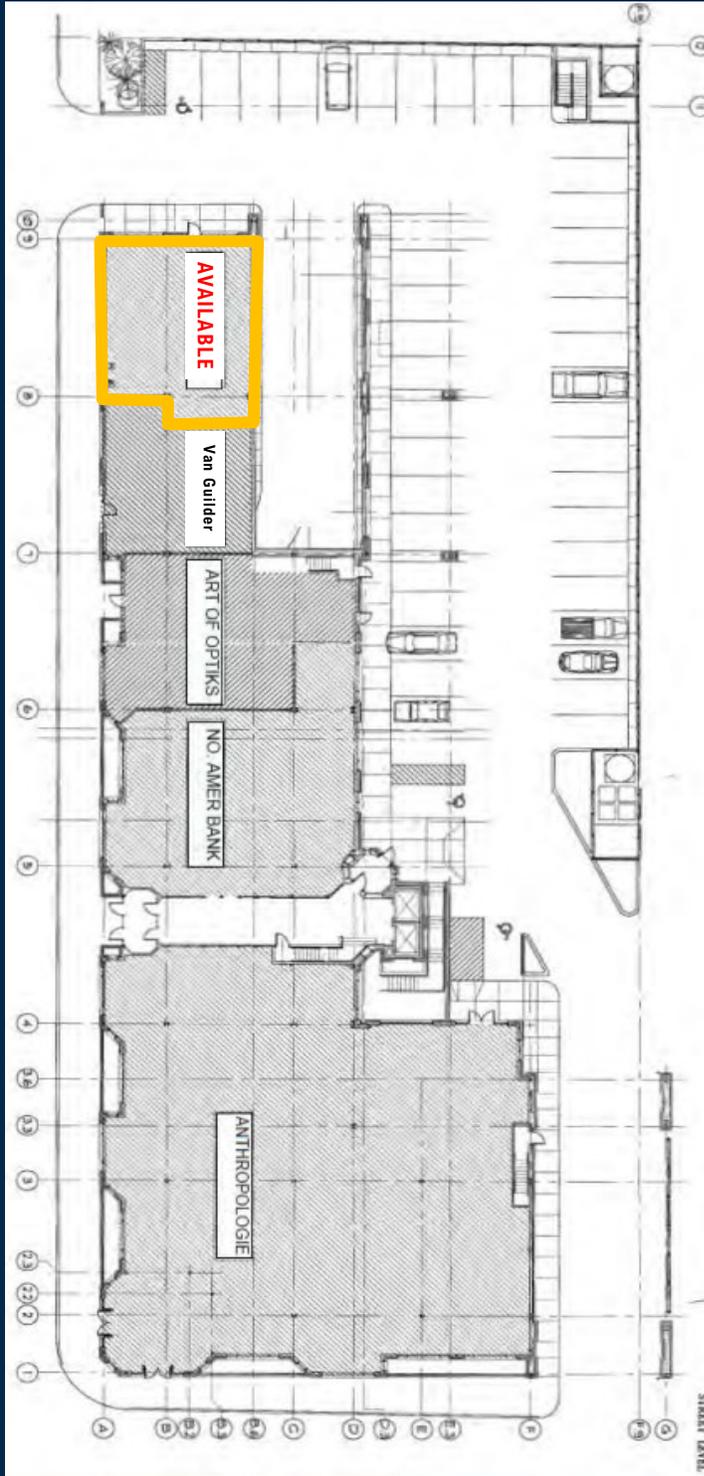
312.372.2688

JASON@STONEREAL ESTATE.COM

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FRANCE AVENUE

50TH STREET

STONE
REAL ESTATE

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PINEHURST BUILDING @ 50TH & FRANCE

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OPEN/EXISTING
 AVAILABLE
 UNDER CONSTRUCTION
 SIGNED LEASE



\$36.2M

CHILDREN'S APPAREL
SALES

\$450M

RESTAURANT
SALES

\$51.6M

MEN'S APPAREL
SALES

\$255M

HOME FURNISHING
SALES