

# FOR SALE: OFFICE CONDO ON DESIRABLE FRANCE AVENUE IN EDINA

7300 FRANCE AVENUE SOUTH, SUITE 200  
EDINA, MN 55435

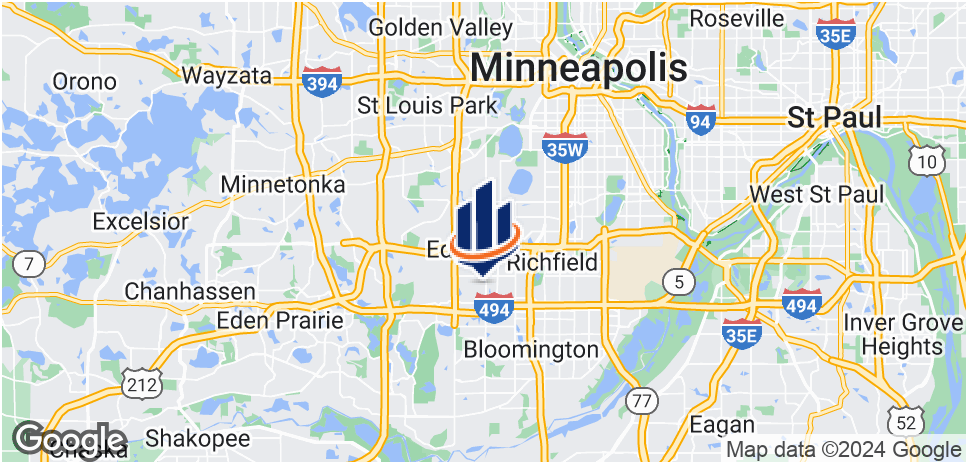
**Frank Jermusek, JD**  
President / Managing Director  
O: 952.820.1615  
[frank.jermusek@svn.com](mailto:frank.jermusek@svn.com)

**Edward Rupp**  
Principal  
O: 952.820.1634  
[edward.rupp@svn.com](mailto:edward.rupp@svn.com)

**Cameron Peterson, CCIM**  
Principal  
O: 952.820.1688  
[cameron.peterson@svn.com](mailto:cameron.peterson@svn.com)



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$299,999
Condo Size:	1,217 SF
Price/SF:	\$246.51
Year Built (Building):	1973
Zoning:	POD-1 (Planned Office District)
Market:	Minneapolis-Saint Paul
Submarket:	Edina
Traffic Count (France Avenue):	30,000
Lot Size:	2.76 AC
For More Information:	northco.com

## PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale Unit 200 at 7300 France Avenue, a 1,217 square foot single tenant office condo in the highly desirable Edina sub-market in the Minneapolis-Saint Paul metropolitan area ("Property"). The Property features Class A finishes and is located on a high-traffic commercial corridor that has an average of 30,000 VPD (France Avenue) and it is in close proximity to numerous shops, restaurants, and other amenities. Southdale Center, the second largest mall in Minnesota (after Mall of America), is located only a couple of blocks away, as is the Edina Galleria, another popular shopping destination.

## PROPERTY HIGHLIGHTS

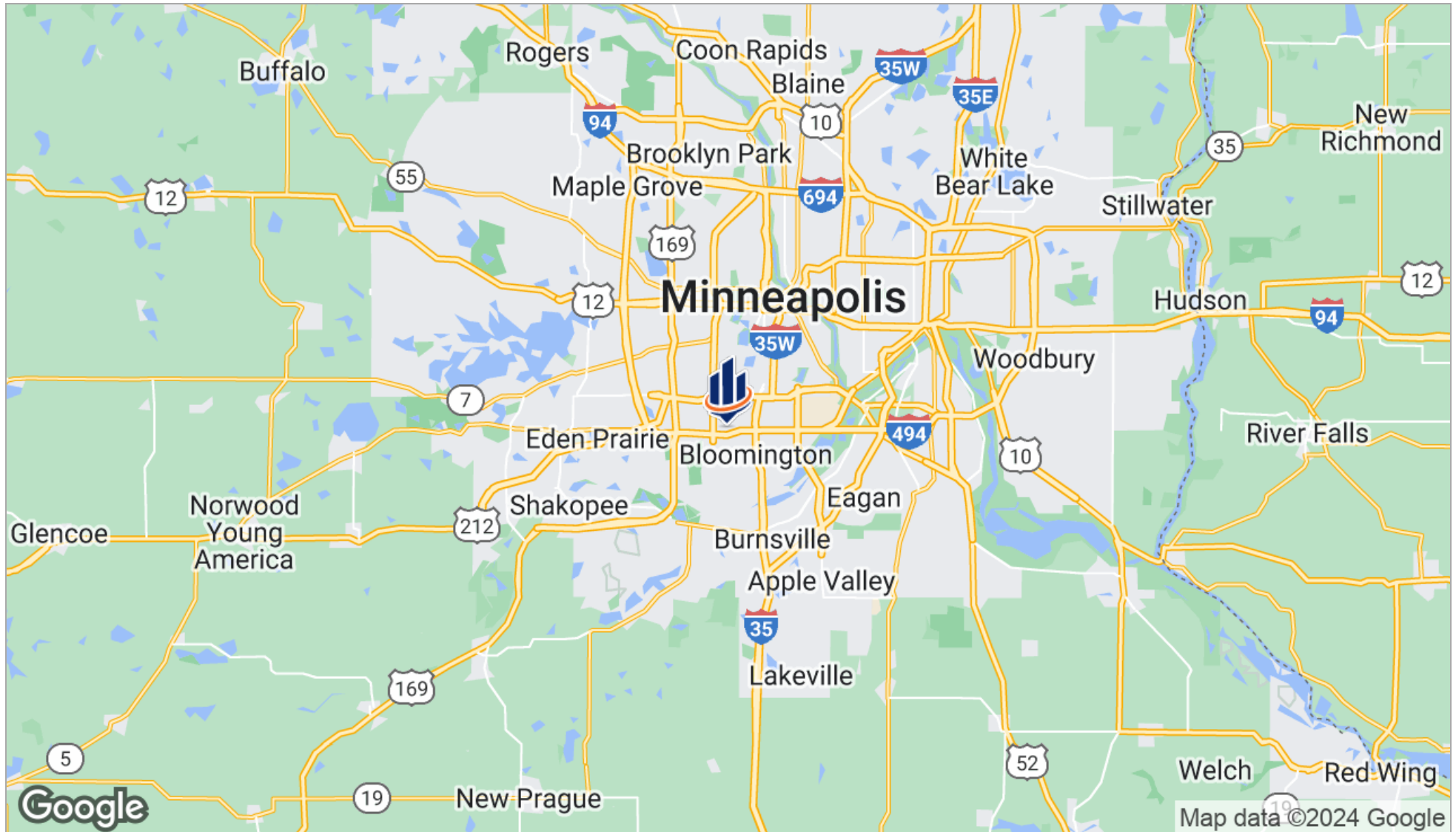
- 1217 square foot, turn-key single tenant office condo in a highly desirable Twin Cities location
- The Property features six individual offices, a break room, and an entryway with a reception desk
- Great owner-user opportunity
- 45,420 SF four-story building with Class A finishes
- Common conference room and monument signage is available
- Located on France Avenue, one of the busiest commercial corridors in the Twin Cities metropolitan area with approximately 30,000 VPD



# Additional Photos

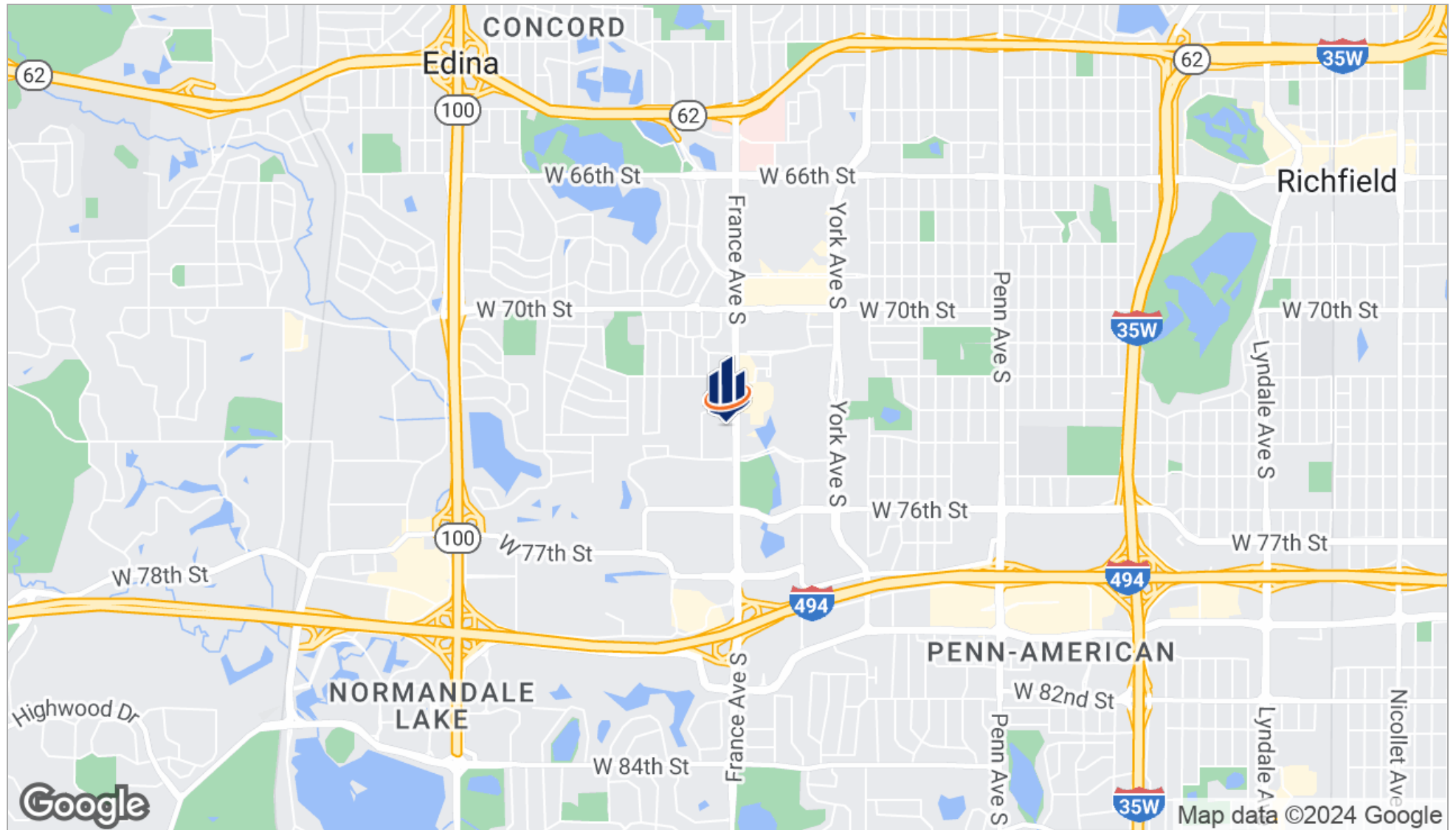


# Regional Map



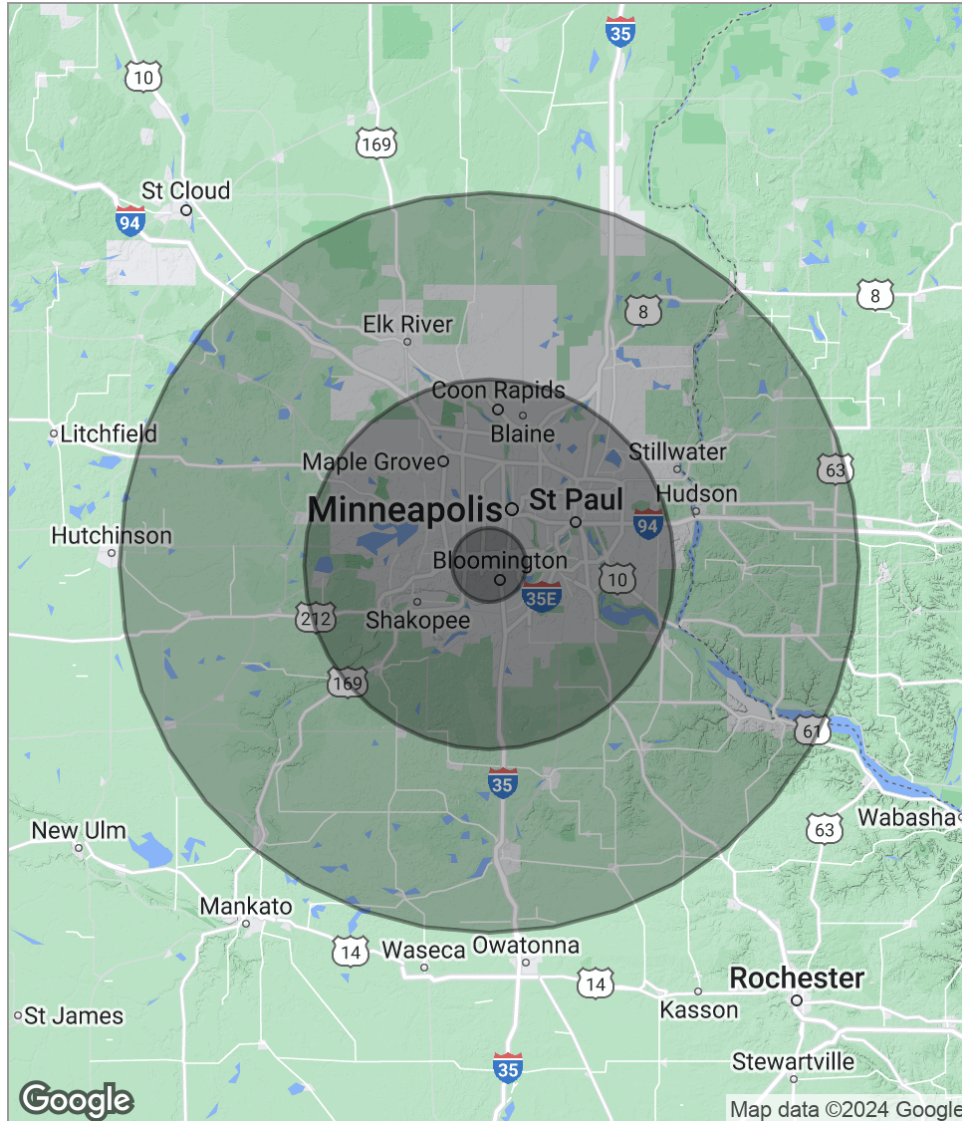


# Location Map





# Demographics Report



POPULATION	5 MILES	25 MILES	50 MILES
Total population	267,229	3,311,379	4,474,526
Median age	40.7	36.2	36.0
Median age (Male)	39.5	35.3	35.2
Median age (Female)	42.2	37.1	36.8
HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total households	117,946	1,332,330	1,736,133
# of persons per HH	2.3	2.5	2.6
Average HH income	\$94,574	\$82,293	\$83,159
Average house value	\$383,801	\$301,453	\$296,467

\* Demographic data derived from 2020 ACS - US Census