

**RE/MAX ADVANTAGE PLUS**

**CrosstownCommercial**

Each office independently owned and operated

**FOR SALE**

RETAIL PROPERTY

# 6016 VERNON AVE S

EDINA, MN 55436

**RE/MAX ADVANTAGE PLUS**

1251 Town Centre Drive

Eagan, MN 55123

REMAXCOMMERCIAL.COM



FOR MORE INFORMATION,  
CONTACT:

**TIM LITTLE**

Chief Commercial Broker

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**JIM STARR**

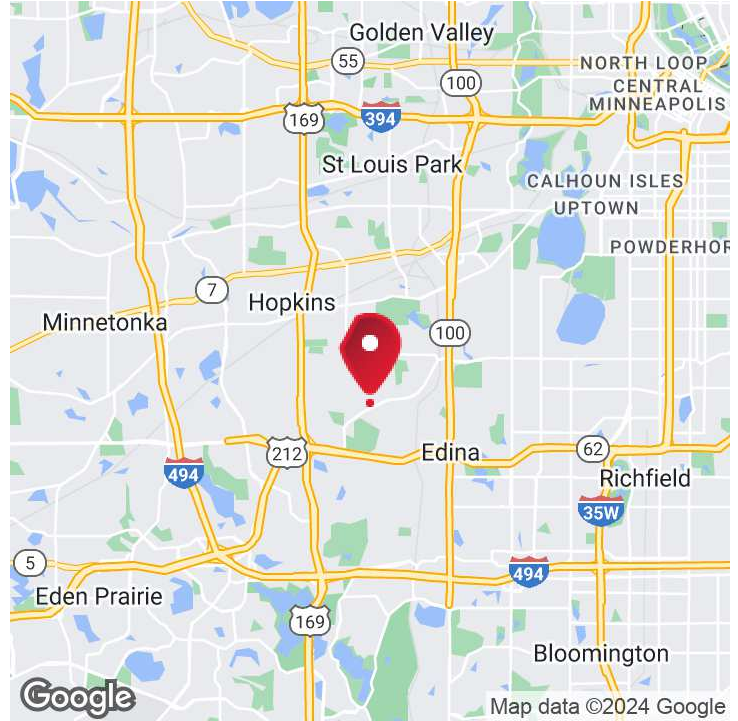
Sr. Associate

612.247.5898

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Sale Price

**\$1,000,000**

## OFFERING SUMMARY

Building Size:	1,400 SF
Available SF:	
Lot Size:	0.38 Acres
Price / SF:	\$714.29
Year Built:	1957
Zoning:	Business/Commercial

## PROPERTY OVERVIEW

Existing long term auto mechanic building located on high daily traffic road in the heart of Edina.

NW quadrant of Edina, north of Crosstown/Hwy. 62 on Vernon Avenue located between Blake Road & Tracy Avenue near Bredesen Park.

Excellent Highway access: Hwy's 62, 169, and 100 within <1-2 mins drive any way. Commercial redevelopment opportunity located within heavy single and medium density residential areas, great walk-ability.

Unique parcel with tremendous drive-by advertising in high visibility area, currently two (2) in & out lot curb-cuts, great parking.

**\*\* Private Showings ONLY, no showings during normal business hours. \*\***

## PROPERTY HIGHLIGHTS

- Excellent West Edina PCD-4 (Planned Commercial District) redevelopment opportunity;
- One of the only remaining commercial parcels available in Edina 55436;
- Drive count: 10,000+ daily traffic (2018)

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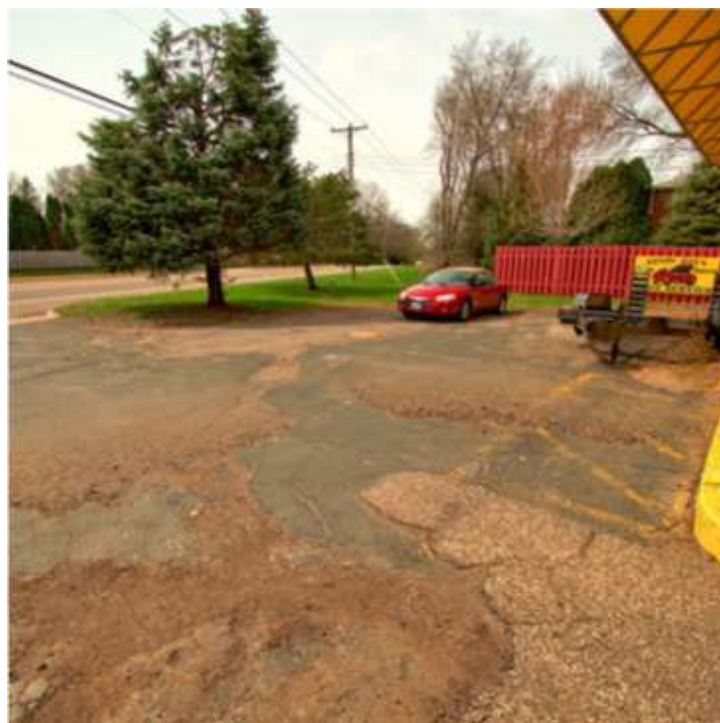
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ADDITIONAL PHOTOS

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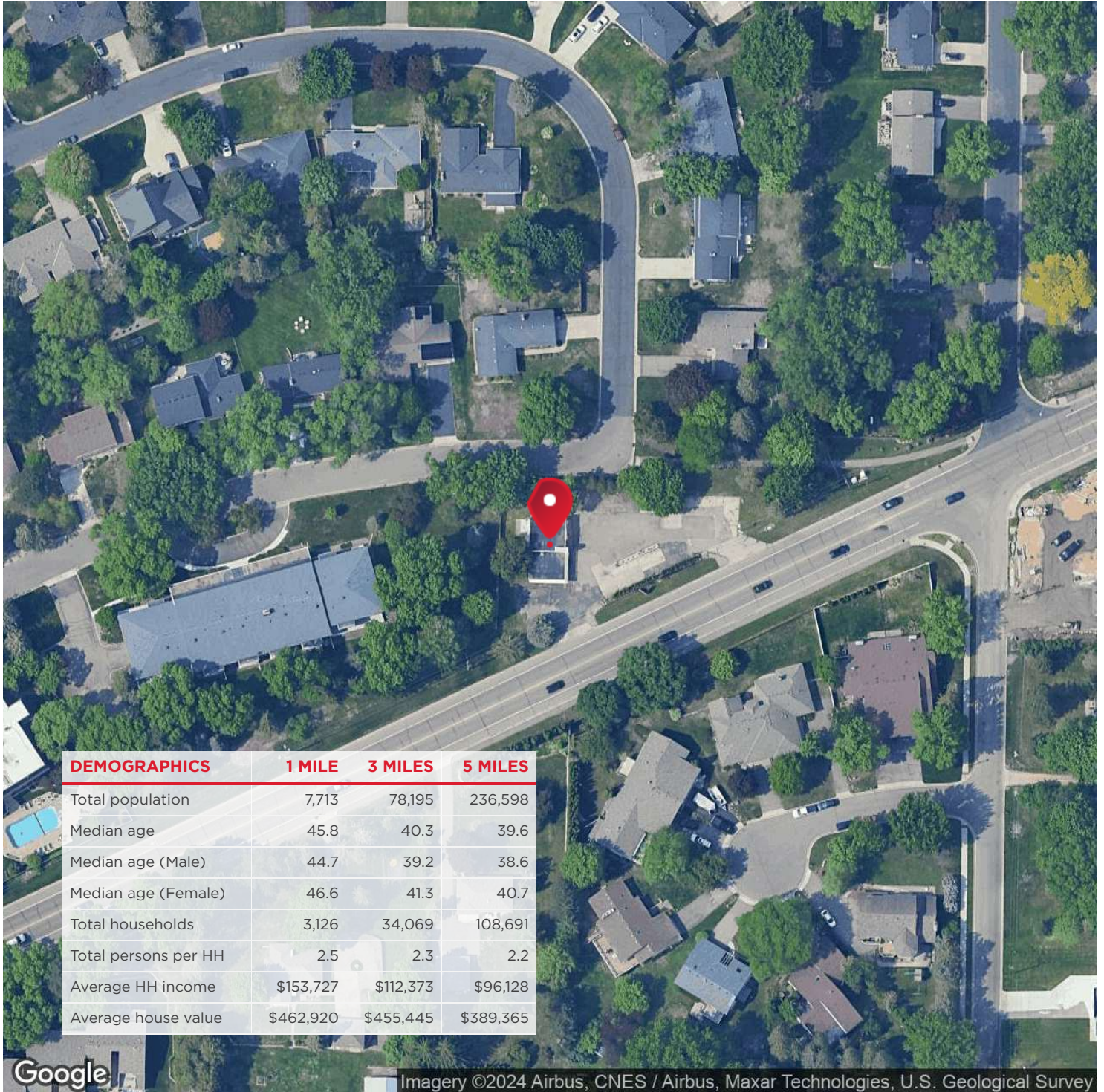
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LOCATION MAP

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	7,713	78,195	236,598
Median age	45.8	40.3	39.6
Median age (Male)	44.7	39.2	38.6
Median age (Female)	46.6	41.3	40.7
Total households	3,126	34,069	108,691
Total persons per HH	2.5	2.3	2.2
Average HH income	\$153,727	\$112,373	\$96,128
Average house value	\$462,920	\$455,445	\$389,365

Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

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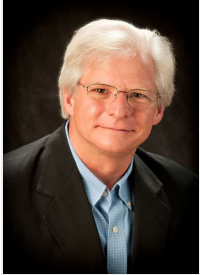
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MEET THE TEAM

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