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# CSM

DEVELOPING REAL ESTATE FOR PEOPLE,  
BUSINESS & COMMUNITIES

## SHOPS AT LYNDALE

810 West 78th Street • Richfield, MN



*Strong trade area demographics with high daytime population.*

### PROPERTY INFORMATION

- 25,449 sf available
- Strong trade area demographics in a dense market
- Anchored by: Best Buy, Sports Authority, Babies R' Us Superstore, Petsmart, David's Bridal and Land's End
- 154,000 vpd pass by this property on I-494 and 106,000 vpd pass by on I-35W
- 105,455 residents live within a 3-mile radius with an average household income of \$75,931
- Excellent visibility from I-494
- Pylon and monument signage available



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## SHOPS AT LYNDALE 810 West 78th Street • Richfield, MN

<b>SHOPPING CENTER SIZE:</b>	114,889 total sf
<b>AVAILABLE SPACE:</b>	25,449 sf
<b>PROPOSED OCCUPANCY:</b>	Available now
<b>BASE RENTS:</b>	Negotiable
<b>OPERATING EXPENSES:</b>	\$7.85 / sf for 2013
<b>PARKING:</b>	4.25 / 1000 sf
<b>UTILITIES:</b>	Utility services to be separately metered
<b>NOTES:</b>	Strong trade area demographics. High daytime population with excellent visibility from I-494.

