

# FOR LEASE | RETAIL



# CSM

DEVELOPING REAL ESTATE FOR PEOPLE,  
BUSINESS & COMMUNITIES

## VERNON SHOPS

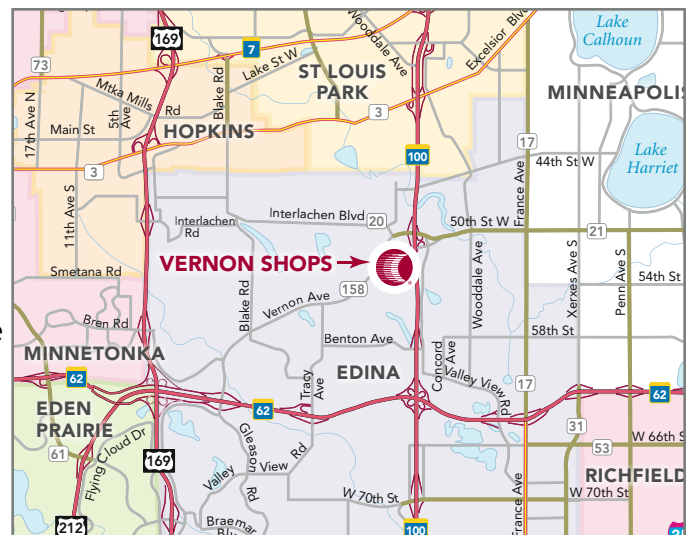
5107 Gus Young Lane • Edina, MN



Rare small shop retail space available at the busy intersection of 50th and Gus Young Lane.

### PROPERTY INFORMATION

- 1,953 sf of space available
- Generous tenant improvement packages
- High traffic counts
- Co-tenants include: Davanni's, Starbucks, Great Clips, Mullberry's Dry Cleaning
- Strong demographics in the affluent Edina trade area
- Monument signage available



### CONTACT

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AVAILABLE | RETAIL



## VERNON SHOPS

5107 Gus Young Lane • Edina, MN

<b>SHOPPING CENTER SIZE:</b>	22,925 total sf
<b>AVAILABLE SPACE:</b>	1,953 sf of space
<b>PROPOSED OCCUPANCY:</b>	Immediately
<b>BASE RENTS:</b>	Negotiable
<b>OPERATING EXPENSES:</b>	\$13.10 / sf for 2015
<b>UTILITIES:</b>	Utility services to be separately metered except for sewer and water.

