

FOR LEASE

GATEWAY CENTER

4910 W 77th St | Edina, MN | 55435



Retail/Office or Medical Space Available For Lease

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PROPERTY INFORMATION

ADDRESS	4910 W 77th St, Edina
CITY, STATE	Edina, MN
BUILDING SIZE	14,112 SF
YEAR BUILT	2008
SPACE AVAILABLE	6,533 SF (divisible to Appx. 1,400 SF)
ASKING RENT	\$24.00—27.00 Net PSF
CAM 2020 EST.	\$5.88 PSF
RE TAXES 2020 EST.	\$8.17 PSF
CAM & TAX TOTAL EST.	\$14.05 PSF
PARKING	On-Site

COMMENTS

Gateway is a multi use building located along the extremely busy intersection off Hwy 100 and W. 77th/Industrial Blvd. Built in 2008, the upper floors consists of luxury apartments which house 36 units which allows for a built in customer base!

W 77th has attracted a plethora of retailers and service providers as shown in Area Tenants Section. Gateway has attracted Red Savoy Pizza, Miracle Ear and Metro Dental. The space that is available is divisible and could be ideal for both office medical, or retail uses.

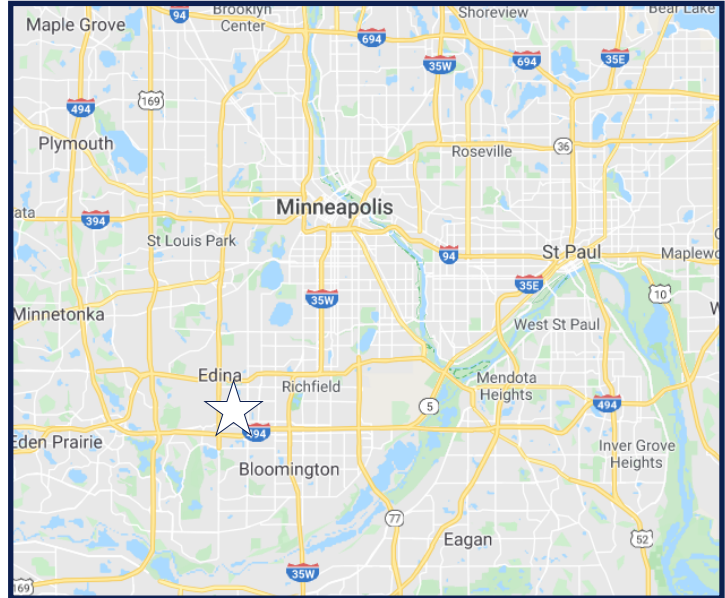
With a day time population of 72,000 in just three miles Gateway is also perfect for quick service restaurants! Due to the fact the space can be subdivided to smaller square footages.

The space had been used as a co-working space for smaller businesses to sublease offices and has charming appeal. The space could be converted to physical/occupational therapists, urgent care or pediatric clinics just to name a few.

W 77th with direct access from Hwy 100 is a diagonal road that connects traffic to the heart of the Edina retail hub, including Southdale, and a host of hotels and fine restaurants. It is the road that many people take to avoid high traffic jams at France and Hwy 494.

Noteworthy is the significant annual incomes, on average which exceeds \$130,000 annually and dense population in 3 miles!

Earlier this year, Jersey Mikes Sub opened up a new store across the street from Gateway, and so many other businesses have been attracted to this area due to the high volume of day time and evening population.



CO-TENANTS

- Metro Dental
- Red Savoy
- Miracle Ear

AREA TENANTS

Jersey Mike's	Mister Car Wash
TGI Fridays	Starbucks
Sheraton Bloomington	Subway
Jimmy John's	Burger King
Taco Libre	One Stop Gas Station

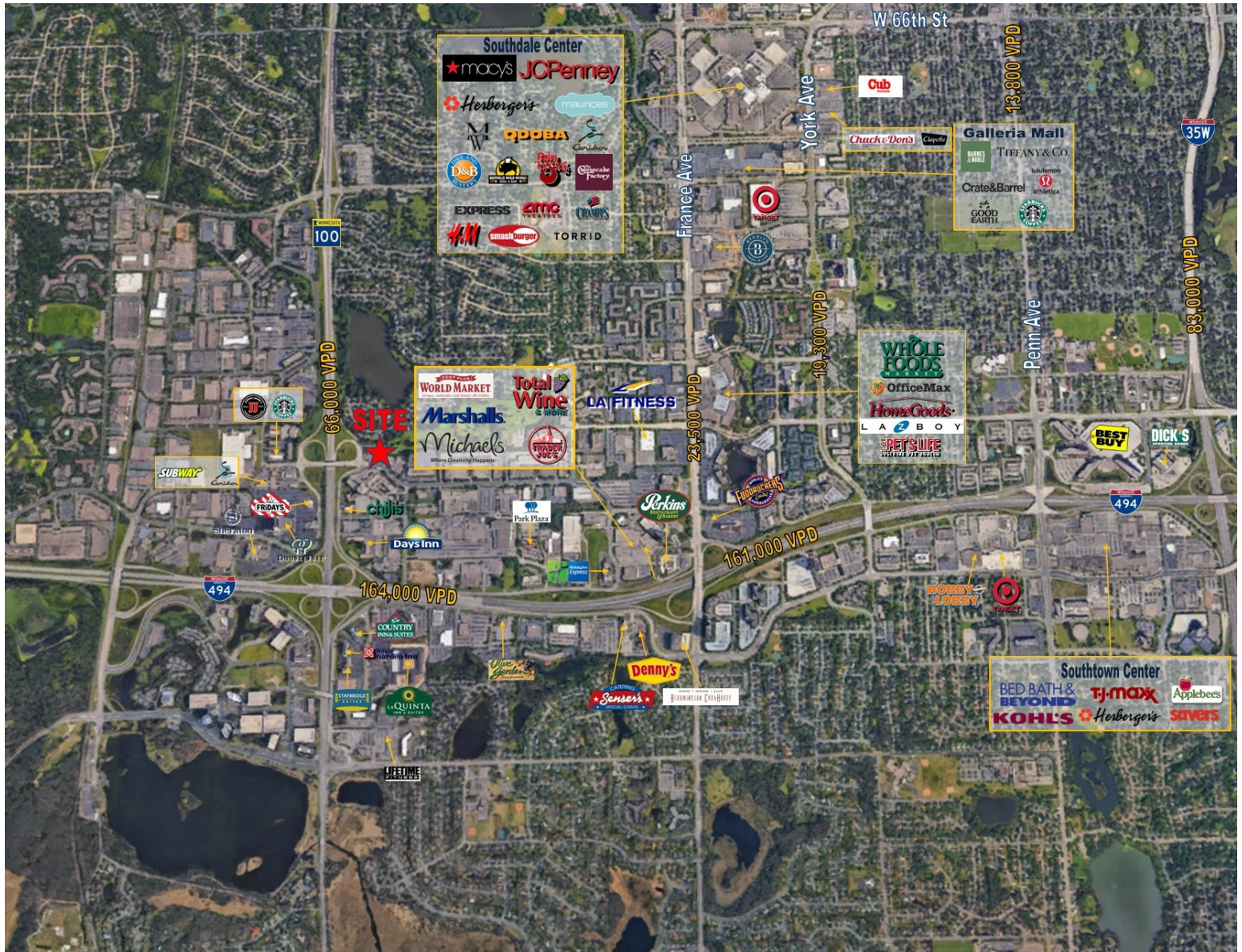
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,750	81,567	260,735
DAYTIME POPULATION	22,893	72,640	175,160
MEDIAN HH INCOME	\$92,846	\$91,097	\$87,629
AVERAGE HH INCOME	\$139,968	\$130,522	\$125,317
MEDIAN AGE	42.8	45.8	42.4

TRAFFIC COUNTS

494	175,000 VPD
100	74,000 VPD
W 77TH ST	11,500 VPD

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FLOOR PLAN - COMMERCIAL

