JGM PROPERTIES
Providing Homes For Businesses

Office Space - Edina Commons

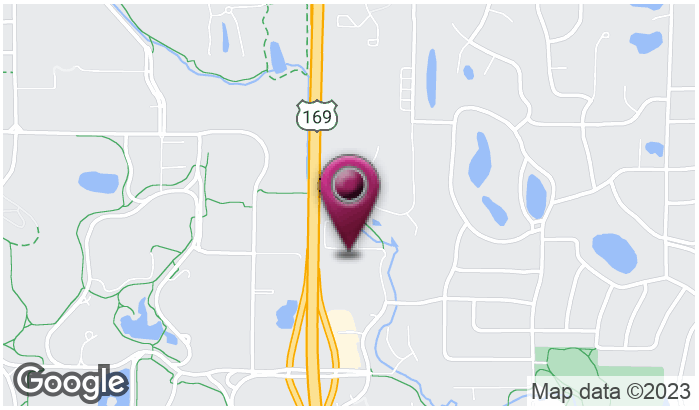
5624 LINCOLN DRIVE, EDINA, MN 55436

FOR LEASE



OFFERING SUMMARY

Lease Rate:	$10.00-$12.00 SF/yr (NNN)
Year Built:	1973
Building Size:	57,850 SF
Zoning:	PID (Planned Industrial)



- Easy access to 169, 100, 62/212, 394, and 494
- Near Hopkins, Eden Prairie, and Minnetonka
- Ample free parking is available
- 24/7 access
- Custom build-outs available

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Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

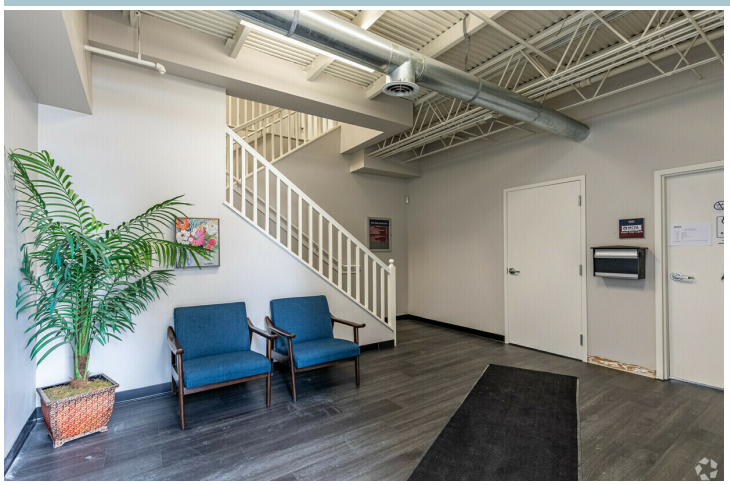
For More Information Contact:
ELI RUSSELL
612.290.1037
elir@jgmproperties.com

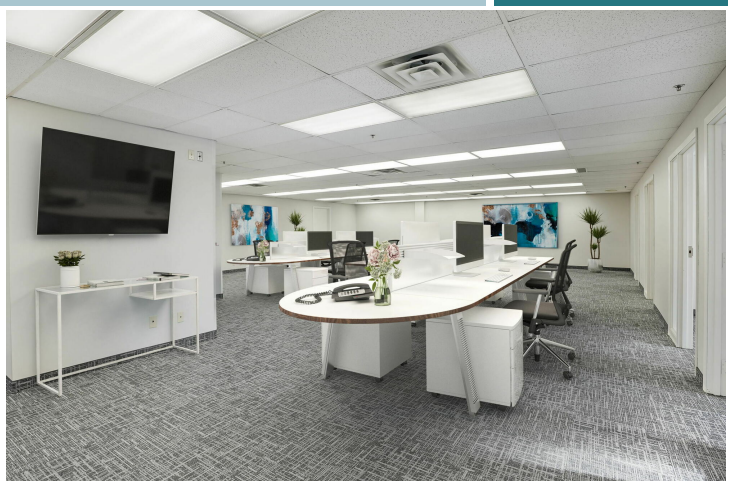
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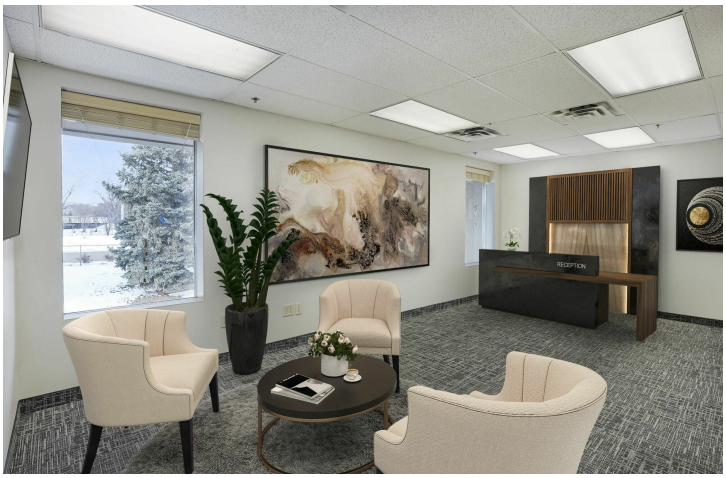
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PROPERTY DESCRIPTION

Office space units available at the Edina Commons Building ranging in size from 200 – 10,000 square feet.

As with many of our properties, the fact that we have a variety of different spaces in the building means that we are able to offer you any size, combination, or configuration you need for your business.

LOCATION DESCRIPTION

The building is easily accessible from Highway 169, Highway 62, Interstate 394, and Highway 212. It is also very close to Highway 100 and Interstate 494.

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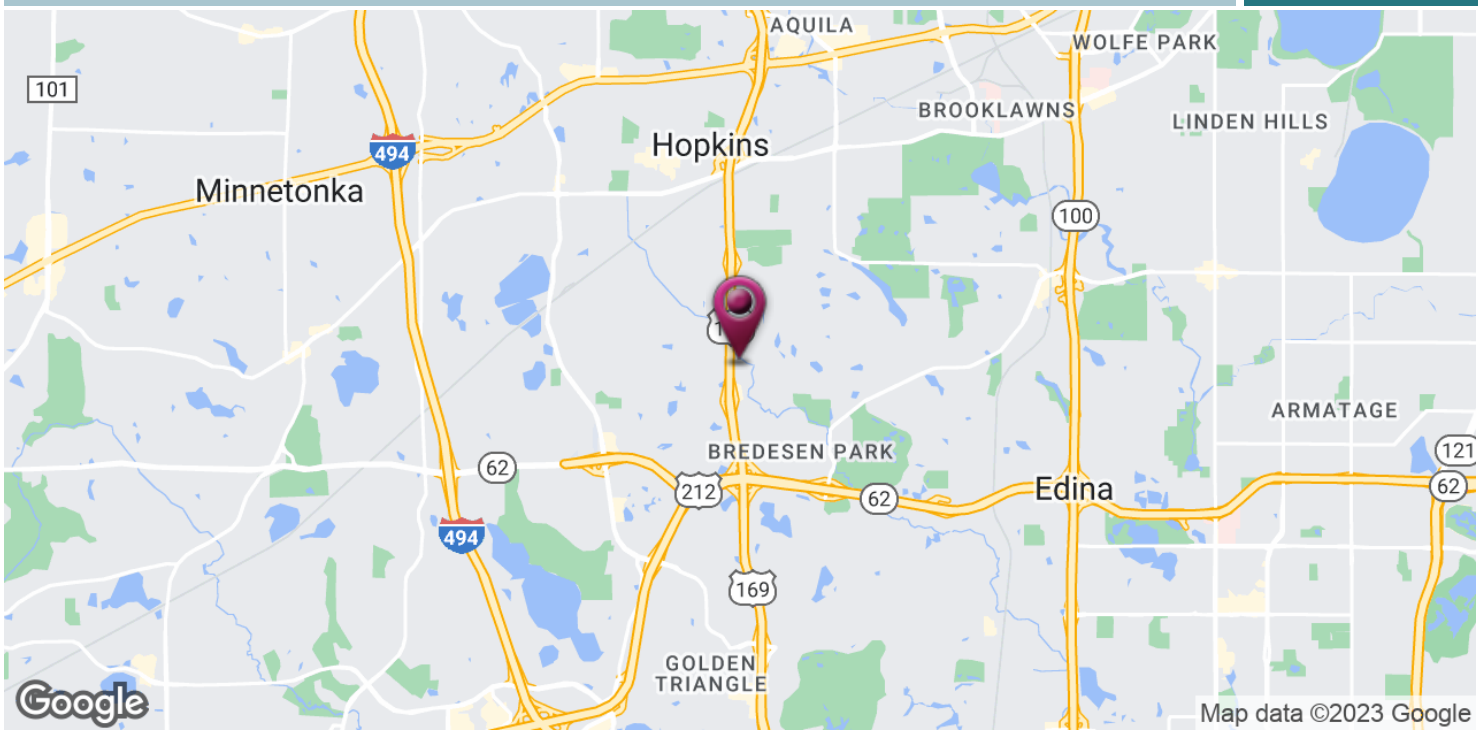
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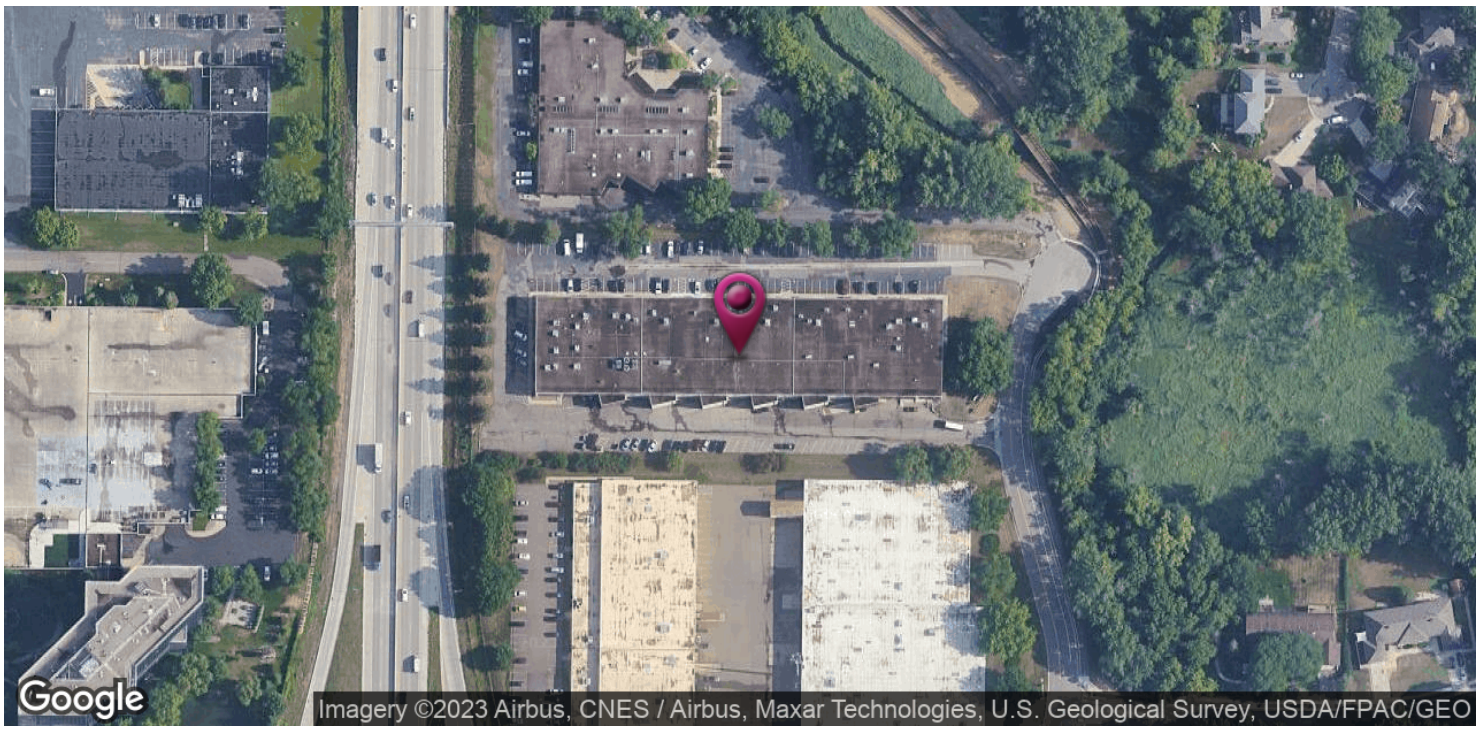
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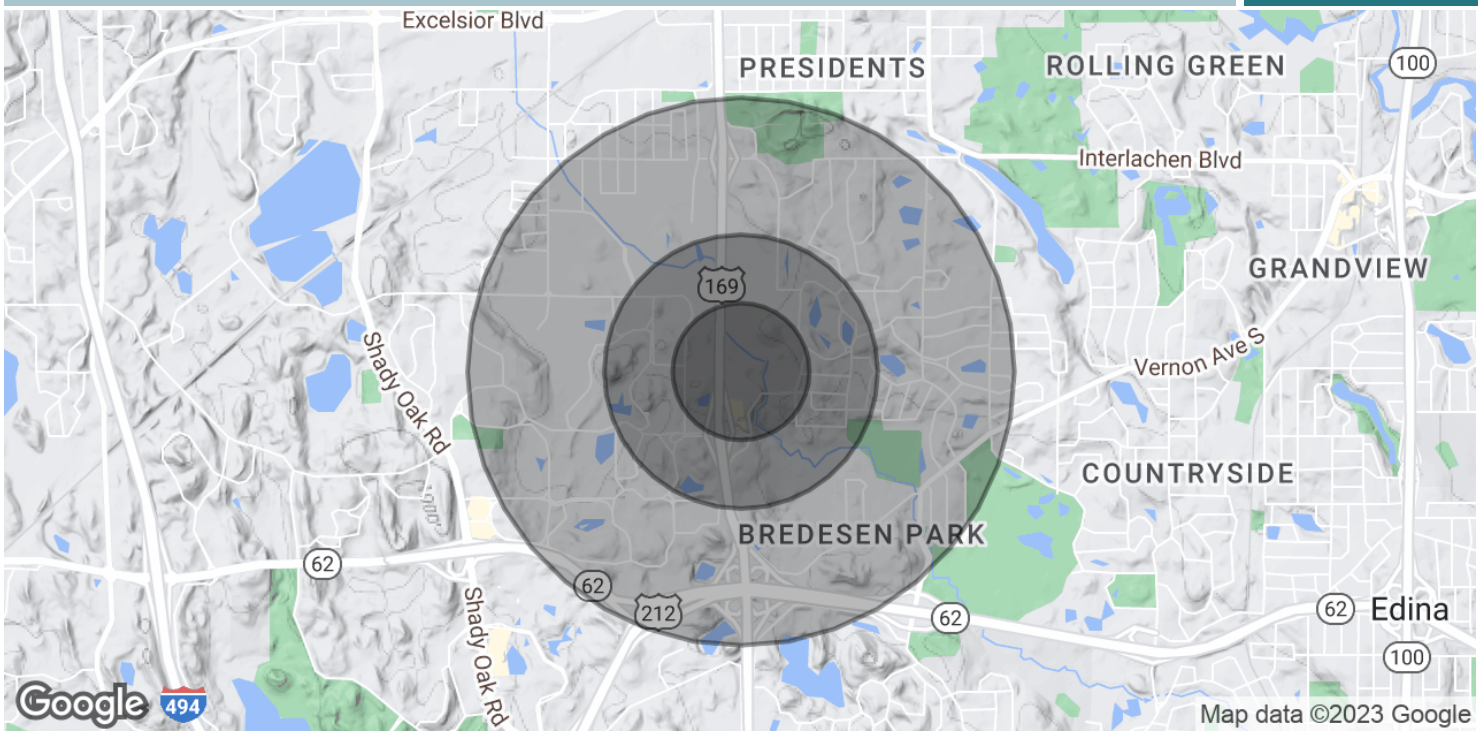
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	585	2,548	9,869
Average Age	38.3	39.4	40.5
Average Age (Male)	34.9	39.9	42.9
Average Age (Female)	40.2	39.5	40.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	231	1,170	4,847
# of Persons per HH	2.5	2.2	2.0
Average HH Income	$155,037	$112,191	$97,500
Average House Value	$390,458	$312,374	$295,427

** Demographic data derived from 2020 ACS - US Census*

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