

5624 LINCOLN DRIVE, EDINA, MN 55436

FOR LEASE



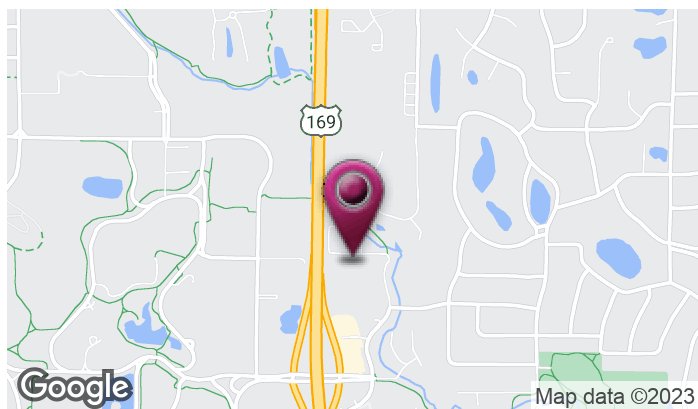
## OFFERING SUMMARY

**Lease Rate:** \$17.25-\$18.25 SF/yr Gross

**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

### JGM PROPERTIES

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

For More Information Contact:

**ELI RUSSELL**

612.290.1037

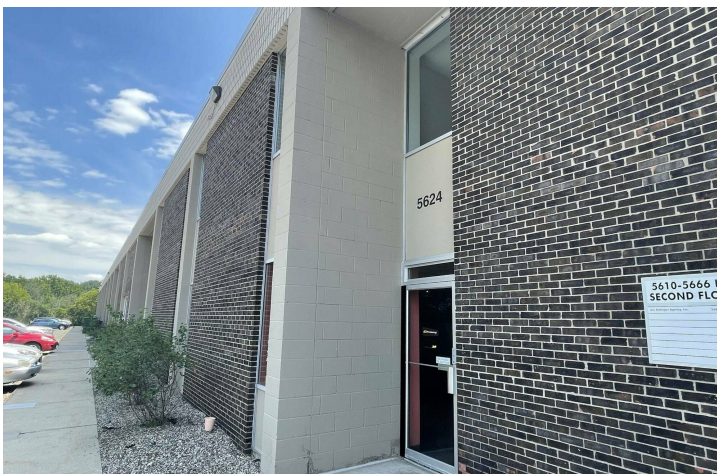
elir@jgmproperties.com



# Office Space - Edina Commons

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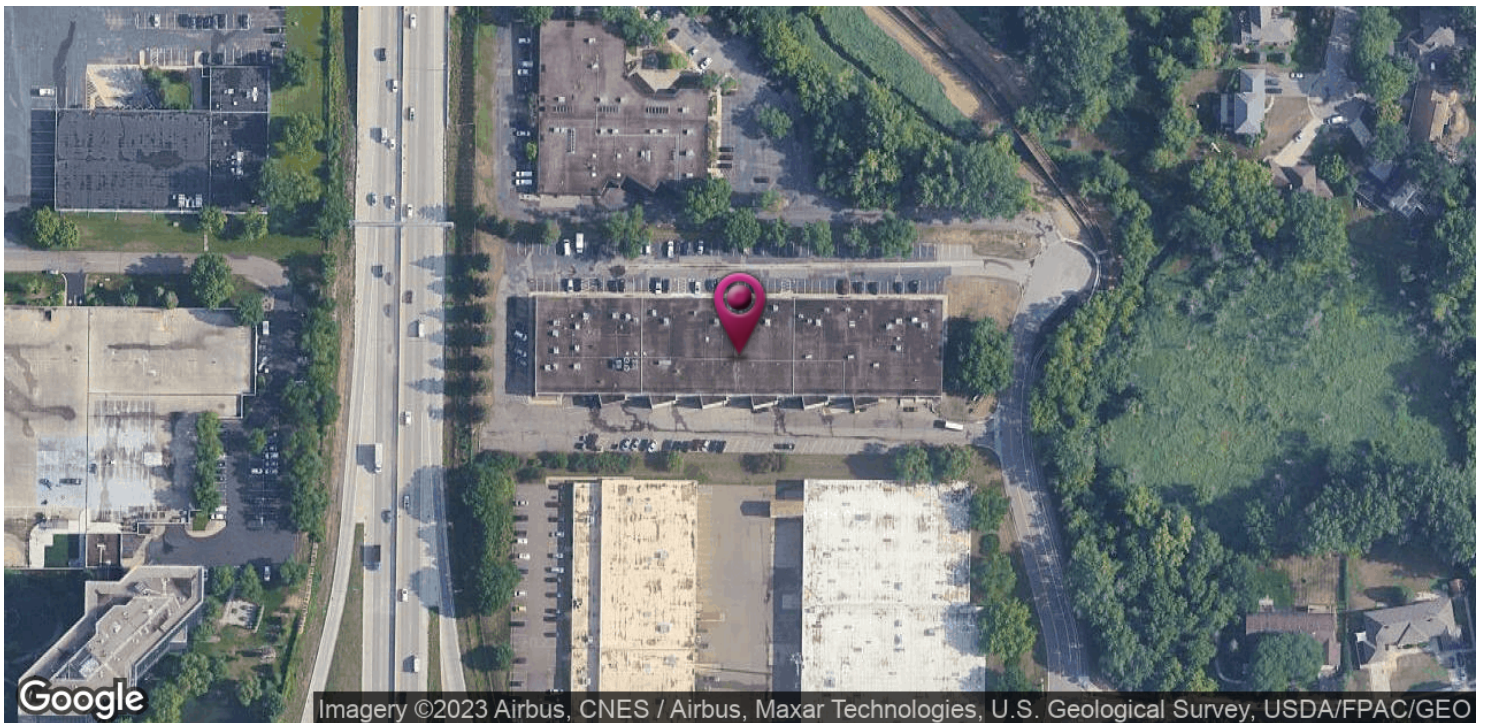
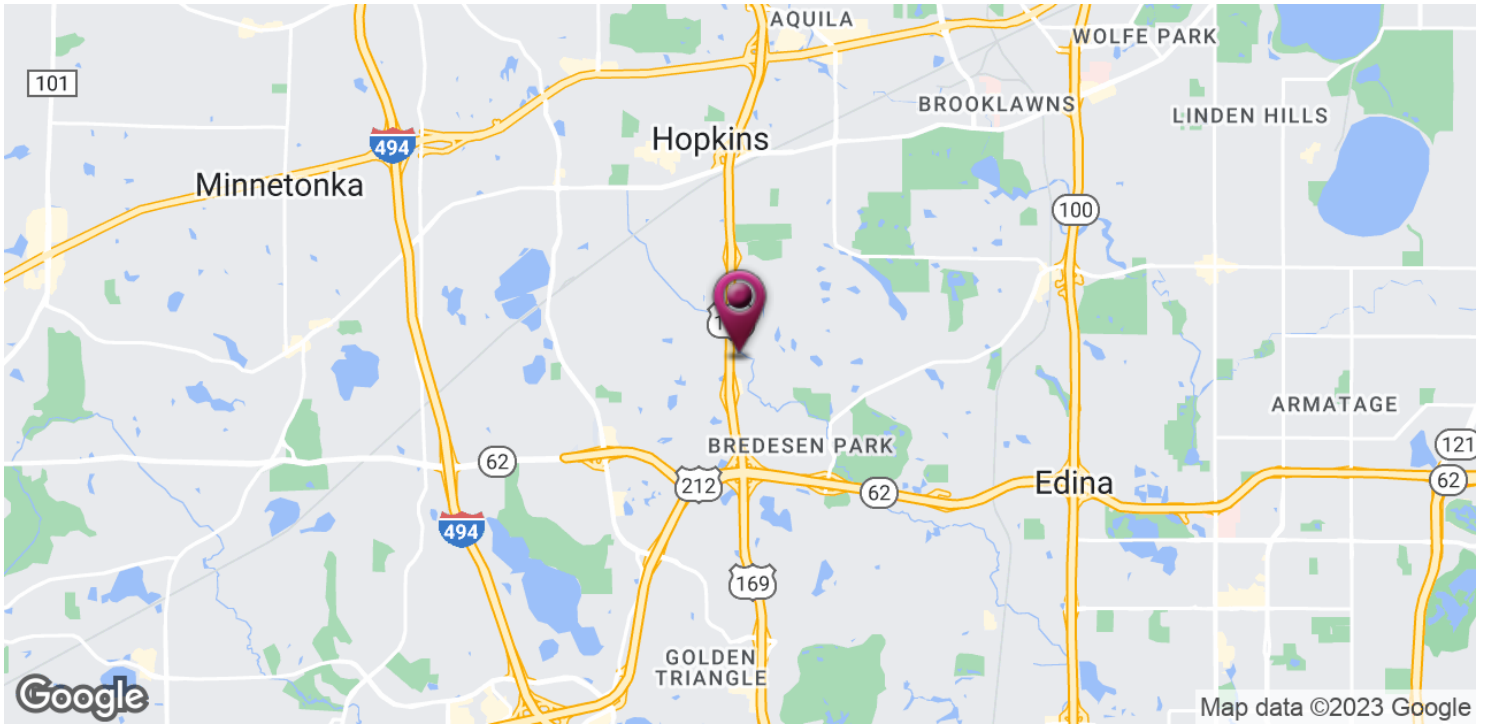
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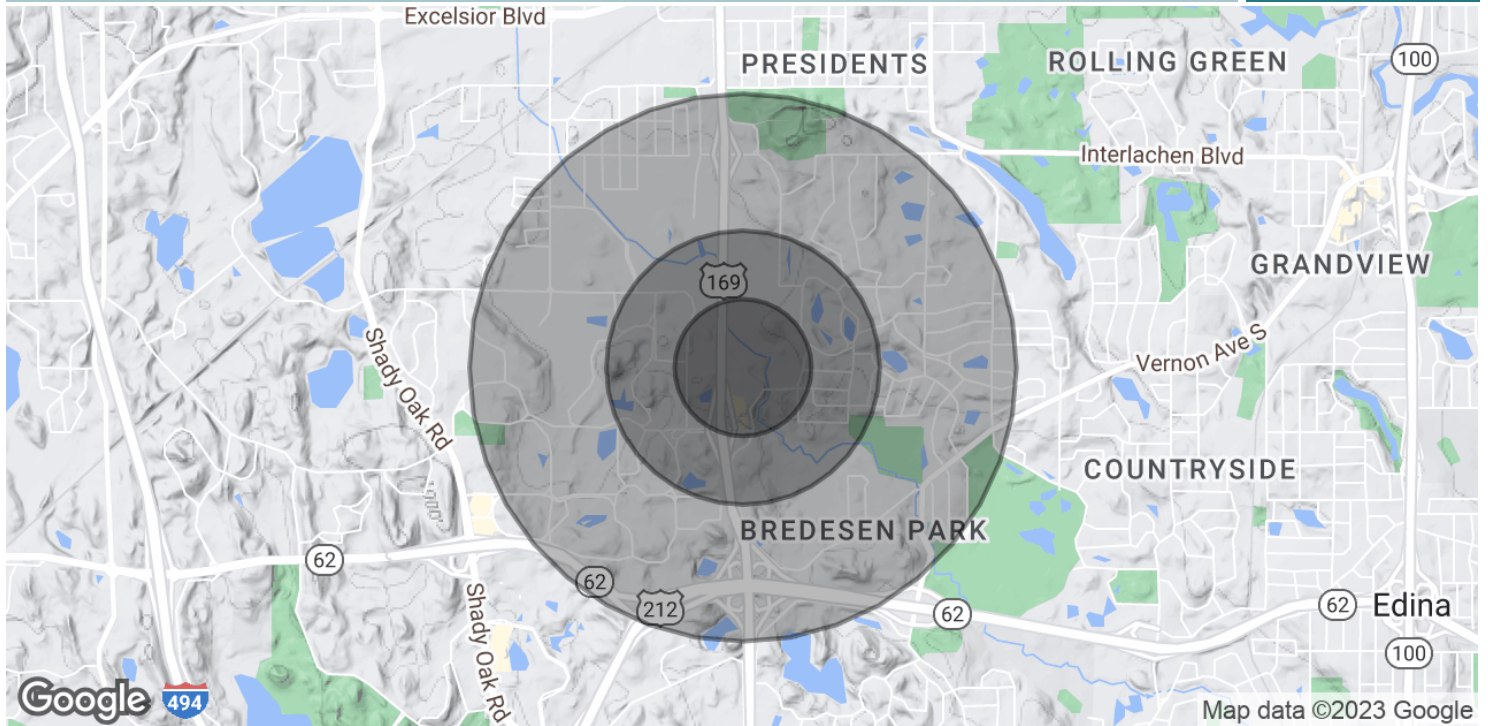
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	585	2,548	9,869
Average Age	38.3	39.4	40.5
Average Age (Male)	34.9	39.9	42.9
Average Age (Female)	40.2	39.5	40.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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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