

Richfield Retail/Automotive Space

FOR LEASE

6645 PENN AVE. S
RICHFIELD, MN 55423



For Lease - Richfield

RETAIL / AUTOMOTIVE

6645 PENN AVE. S- RICHFIELD

⇒ LEASING OVERVIEW

AVAILABLE SPACE	3,855 RSF Building 0.4 Acre property
LEASE RATE	Negotiable
2026 CAM/TAX	CAM: NN lease- tenant managed Taxes : \$ 36,495.88, annually
HIGHLIGHTS	<ul style="list-style-type: none"> ◆ Dense population base in a 1 mile area ◆ Recently renovated ◆ Turnkey automotive building

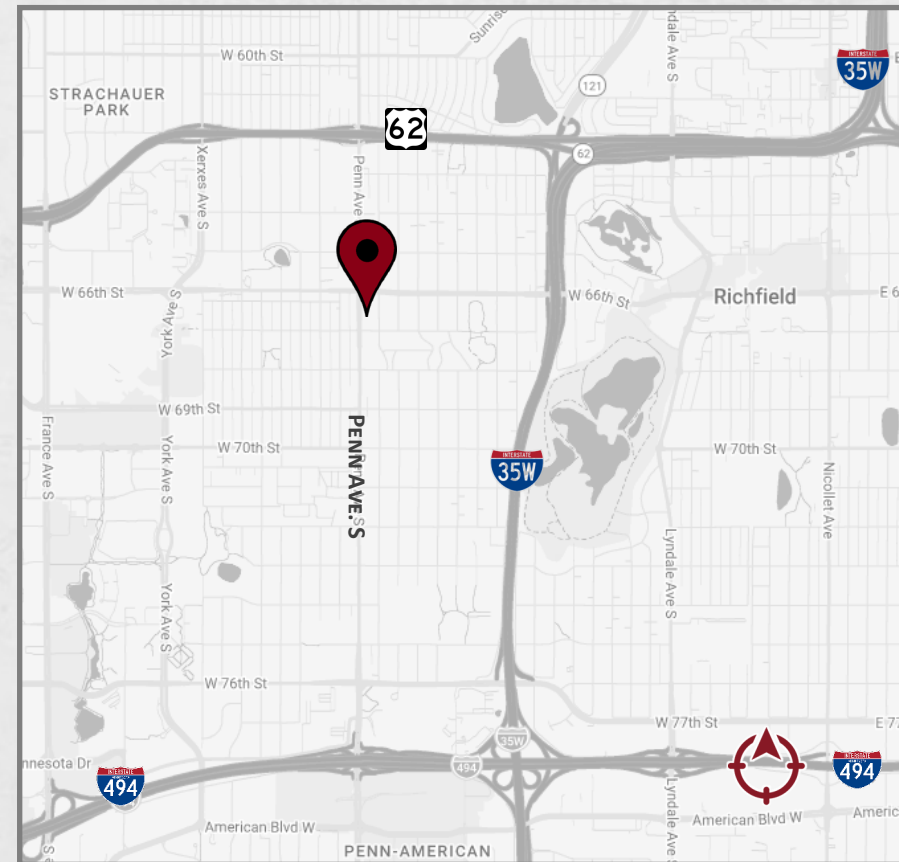
⇒ TRAFFIC COUNTS

PENN AVE. S :	9,820 VPD
W 66TH ST. (W OF PENN):	18,134 VPD
W 66TH ST. (E OF PENN):	15,297 VPD

* Source- MNDOT 2025

⇒ DEMOGRAPHICS

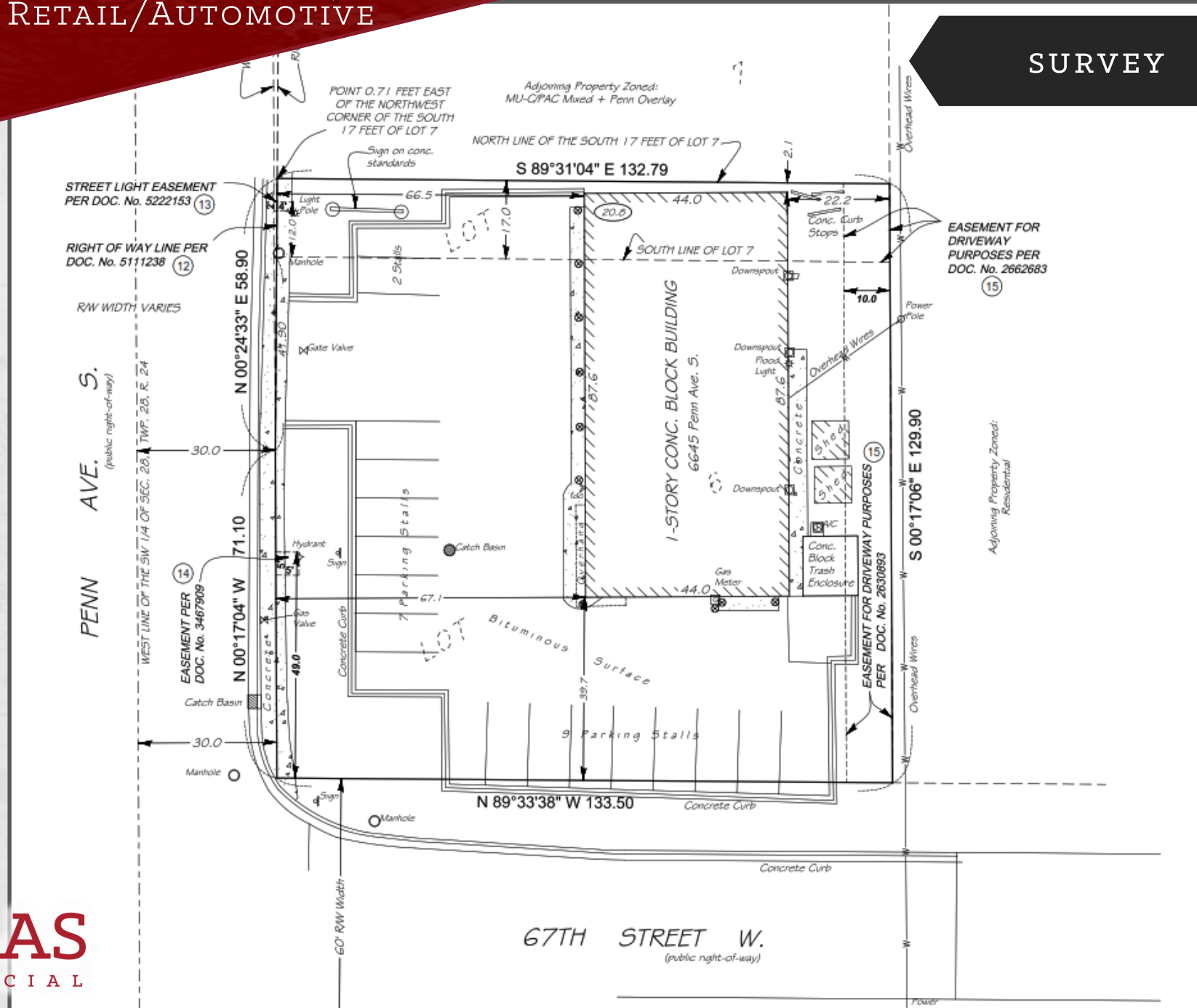
	1 Mile	3 Mile	5 Mile
POPULATION	15,597	135,840	320,882
AVG. HH INCOME	\$124,057	\$165,759	\$151,339
DAYTIME POPULATION	19,268	106,096	229,905



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3,855 SF RETAIL/AUTOMOTIVE

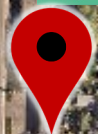
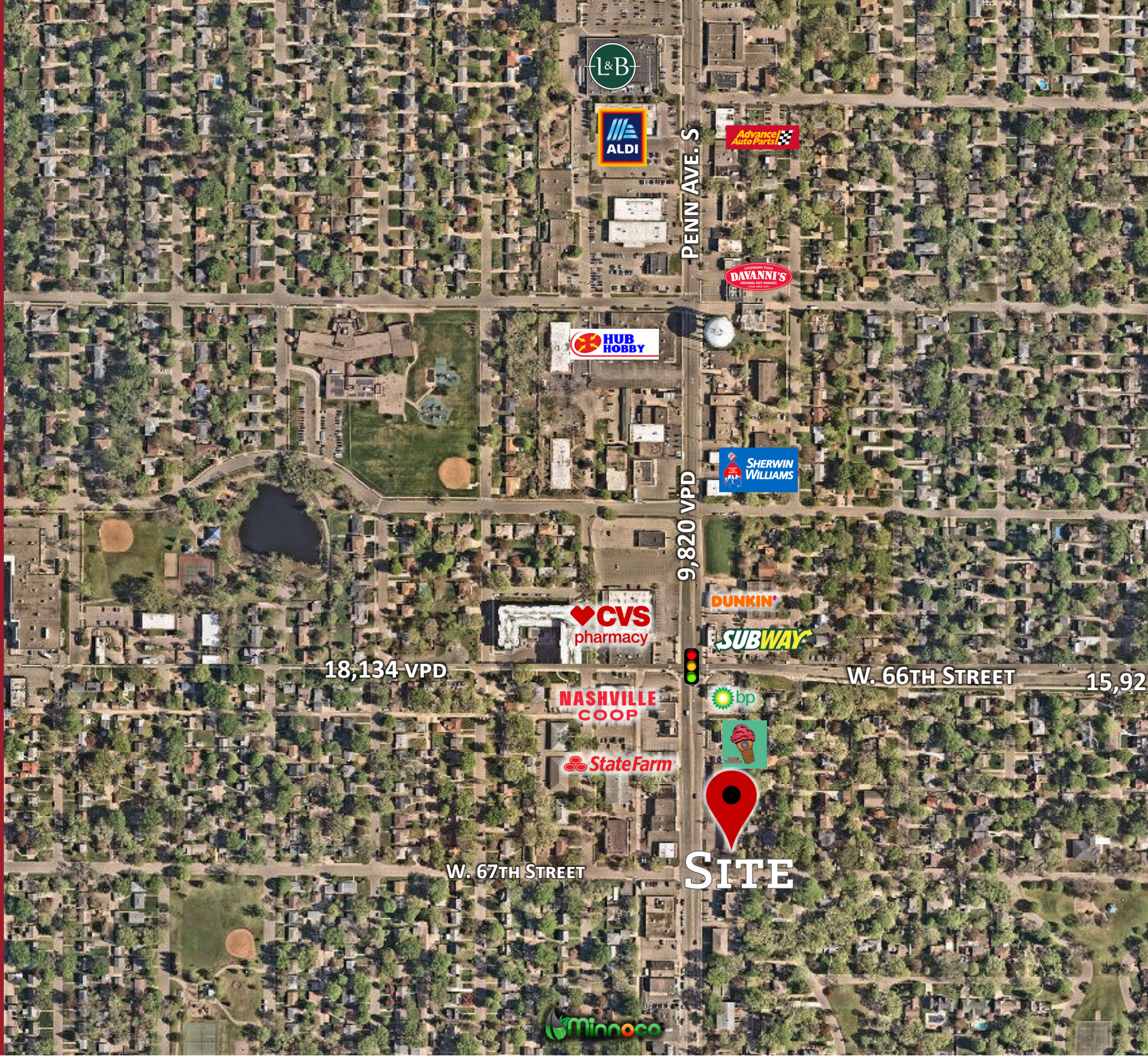
SURVEY



RICHFIELD- SOUTHDALE TRADE AREA



RICHFIELD - PENN AVE.



SITE

PENN AVE. S

9,820 VPD

18,134 VPD

W. 66TH STREET

15,920

W. 67TH STREET



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