



Colliers

Accelerating success.

Retail For Lease

# The Lorient

4500 France Avenue S | Edina, Minnesota

**Terese Reiling**

Senior Vice President

+1 952 897 7738

[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)



## Property Highlights

- Rare retail end cap in highly desired 44th and France trade area
- On site covered parking and free street parking
- High income, education and population demographics
- Perfect for retail, service, and medical



## Demographics

| Radius             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------|-----------|-----------|-----------|
| Population         | 19,602    | 155,055   | 412,155   |
| Median HH Income   | \$162,200 | \$112,065 | \$93,094  |
| Average HH Income  | \$235,336 | \$171,123 | \$139,272 |
| Daytime Population | 16,826    | 140,813   | 543,699   |

## Description

Adjacent to 45 luxury apartment units

## Year Built

2020

## Available

Suite 1: 1,444 RSF / 1,232 USF - *Confidential*

## 2025 Estimated Expenses

\$19.50 PSF - Total

## Public Parking

36 covered and climate controlled stalls

Free street parking on France and Sunnyside Ave

## Traffic Count

France Ave S: 9,364 vehicles per day

## Area Tenants

**FRANCE 44**  
WINES & SPIRITS | CHEESE | BUTCHER | DELI

**DRIVEN**  
COFFEE ROASTERS  
WIFI | MENU

**FOXWELL**

**SNAP**  
FITNESS 24-7

**BRUEGGER'S**  
BAKED FRESH

**HELLO PIZZA**

**LINDEN HILLS**  
CO-OP  
GROCERY & DELI

**THE YOGA ROOMS**

**Old Southern**  
BBQ  
SMOKEHOUSE

**MILIO'S**  
SANDWICHES

**YogaFit**

**THE GREAT WALL**  
CHINESE RESTAURANT

**Sloane's**  
BEAUTY BAR

**SERGE + JANE**

**GEAR**  
Running Store

**GATEWAY BANK**

# Site Plan

Colliers

Accelerating success.



# Site Plan

Colliers

Accelerating success.







This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

1600 Utica Ave S, Suite 300  
Minneapolis, MN 55416  
+1 952 897 7700  
colliers.com

