

For Sale

5780 Lincoln Drive

5780 Lincoln Dr | Edina, MN 55436

ROKOS
ADVISORS

Opportunity to Purchase
21,129 SF Office Building in
Prime Edina Location



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Building Highlights

- \$3.25M purchase price
- 21,129 SF situated on 2.5 acres
- Excellent access to Hwy 169 & Hwy 62
- Parking lot containing 106 stalls
- Recently renovated common areas
- Move-in ready office suites
- Functional layout with private offices and open work areas
- Close proximity to retail & restaurants
- Walkable amenities including Caribou Coffee, D. Brian's, UPS Store, etc.

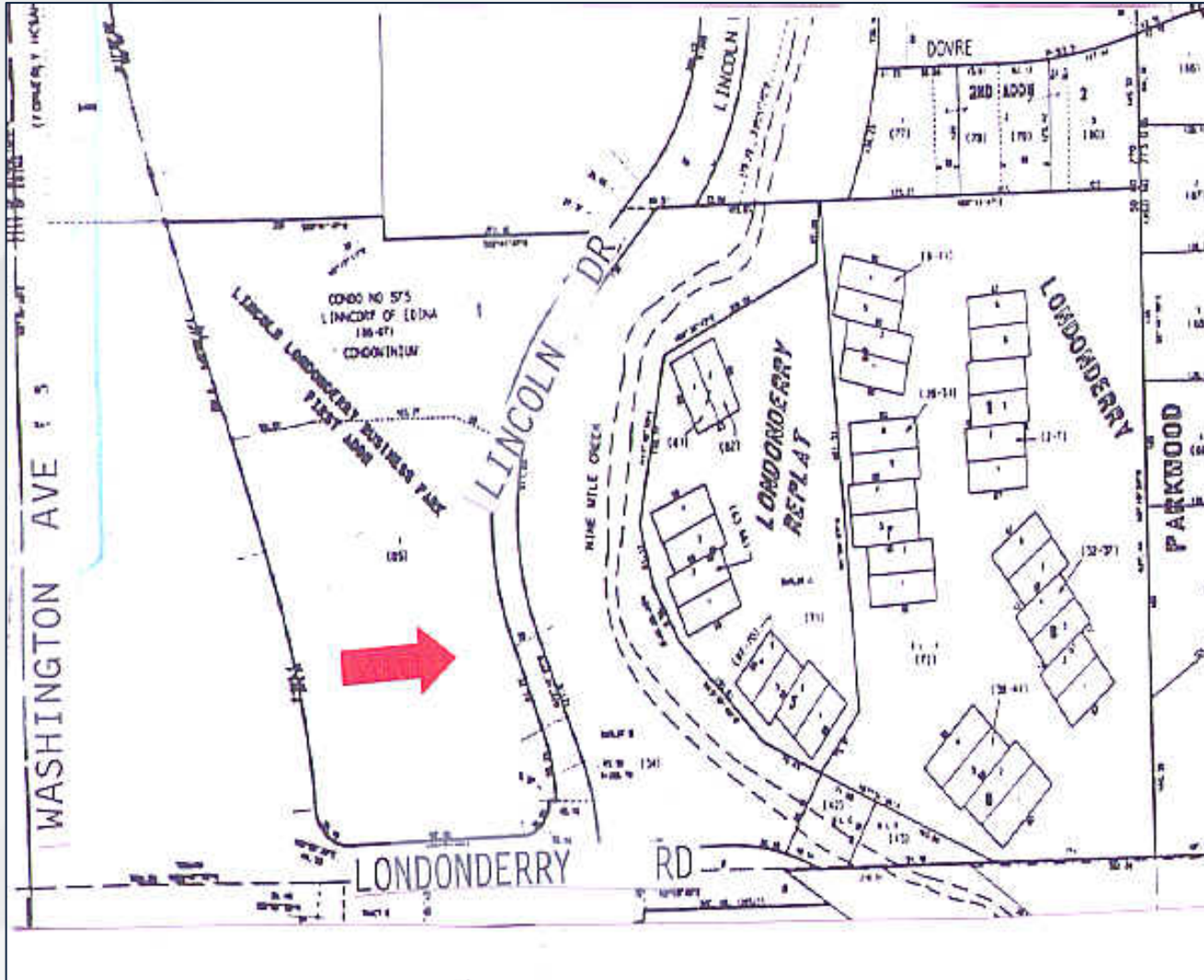


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Site Plan



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Demographics & Connectivity

5 Mile Radius



Population
230,814



Population Density
2,941 people per square mile



Median Age
41 Years Old



Median Household Income
\$99,637



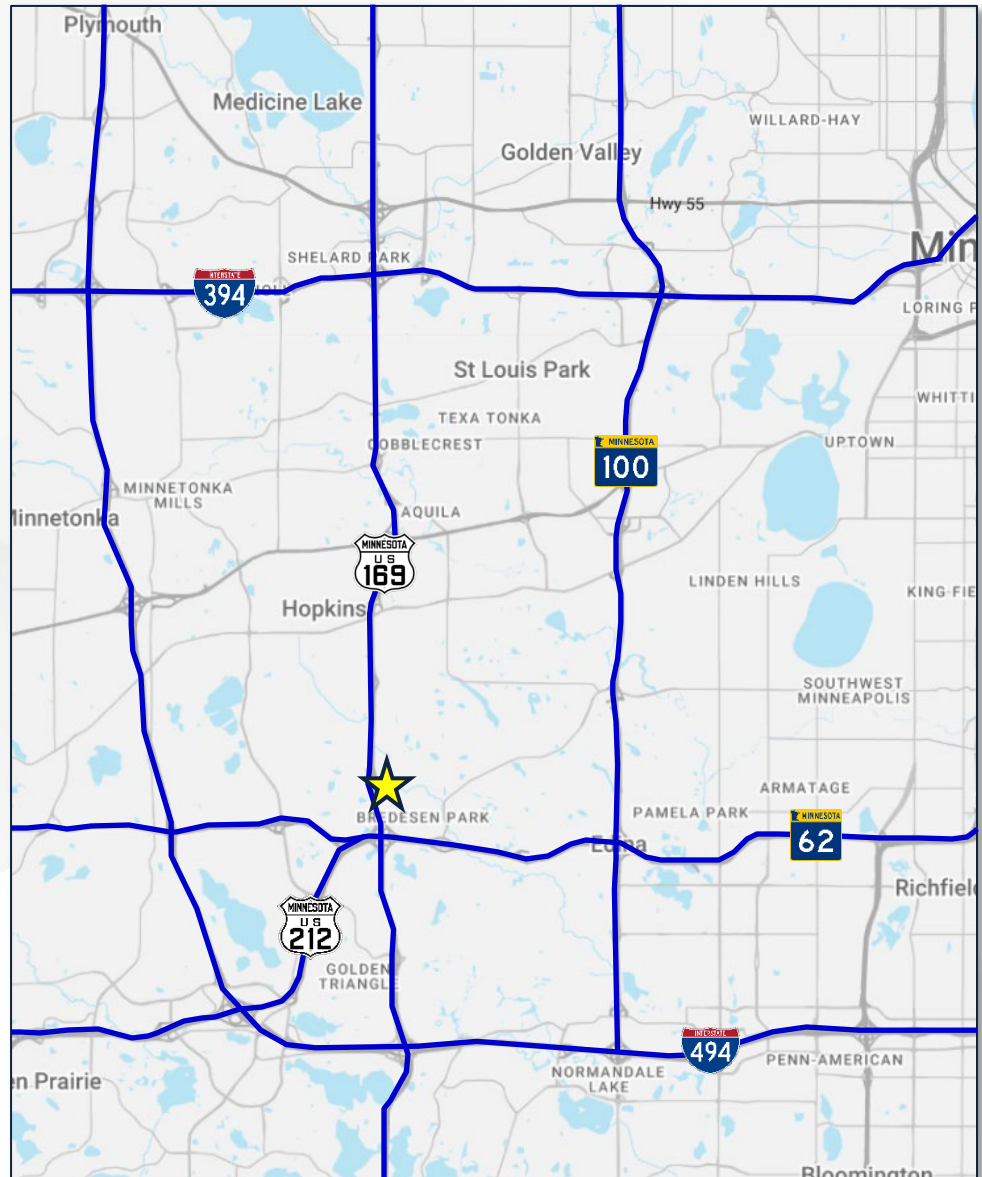
Households
61,597 Occupied Units



Median Home Value
\$409,942

Local Traffic Exposure

Street & Cross Street	Traffic Volume	Distance
Bren Rd East @ Bren Rd E W	21,443	0.19 mi
Bren Rd W @ Smetana Dr W	20,313	0.20 mi
Londonderry Rd @ Lincoln Dr E	6,495	0.11 mi

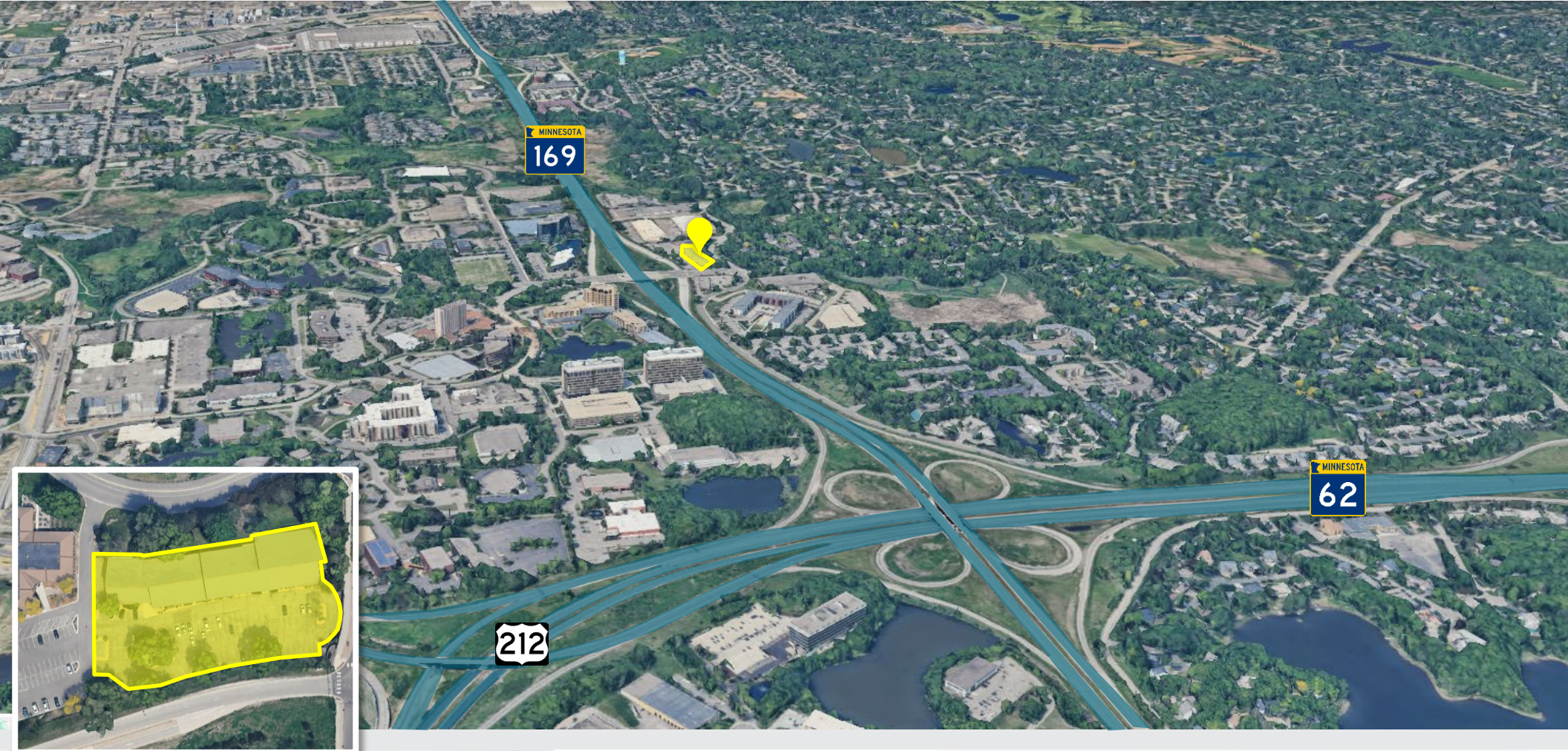


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