

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.

Colliers

A photograph of a modern, single-story commercial building with a white brick facade and large glass windows. The word "YARDBIRD" is mounted on a dark grey horizontal panel above the entrance. The address "8215" is visible above the right-hand glass door. A dark grey SUV is parked in the asphalt parking lot in front of the building. To the right, a portion of another building with a "FLOORING by CARP" sign is visible. The sky is blue with scattered white clouds.

YARDBIRD

FOR LEASE

8215 MN Highway 7  
St Louis Park, MN

4,800 SF Retail Space

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## Property Highlights

- Prime visibility along Highway 7
- Located directly across from the Knollwood retail trade area
- Local tenants include Target, Kohl's, Cub Foods, HomeGoods, and Nordstrom Rack
- First-ring suburb of Minneapolis with strong population and income demographics
- Pylon signage and building signage opportunities for strong brand exposure



## Demographics

| Radius             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------|-----------|-----------|-----------|
| Population         | 16,336    | 103,940   | 256,601   |
| Median HH Income   | \$78,947  | \$97,888  | \$106,407 |
| Average HH Income  | \$106,955 | \$145,909 | \$157,472 |
| Daytime Population | 8,837     | 80,863    | 217,813   |

## Description

Freestanding

## Year Built

1974

## Available

4,800 SF (Divisible)

## Rent Rate

\$22.00- \$24.00 PSF

## 2026 Expenses

\$ 3.81 PSF - CAM

\$ 5.18 PSF - Taxes

\$ 8.99 PSF - Total

## Traffic Count

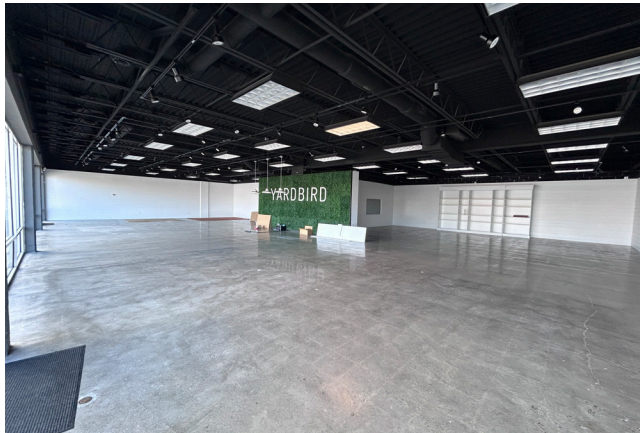
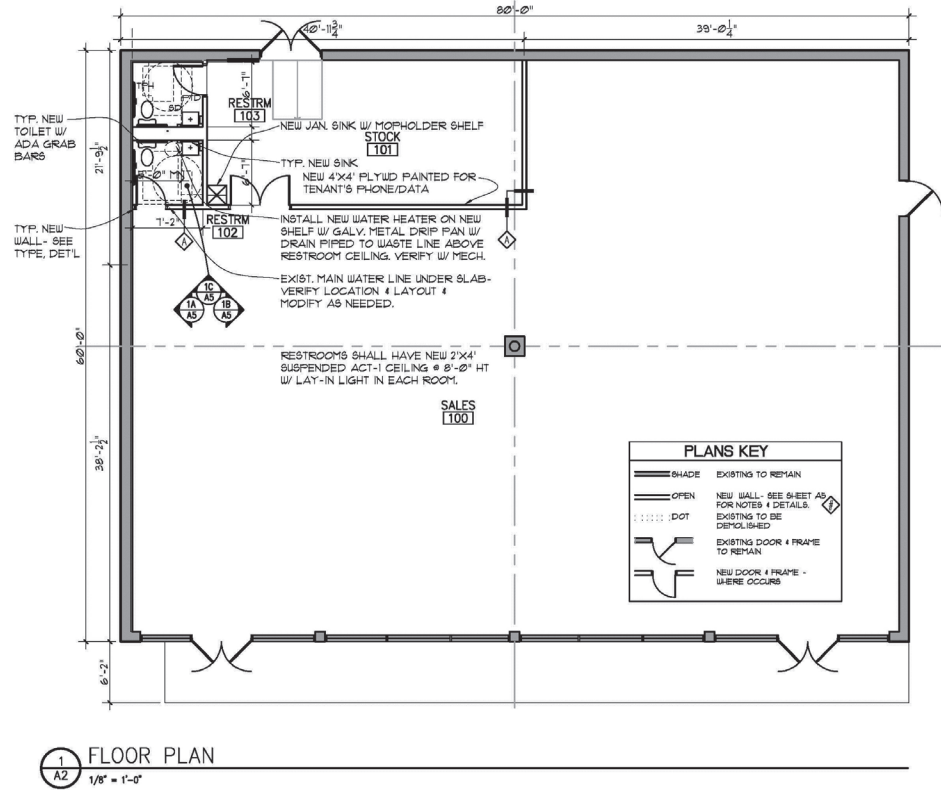
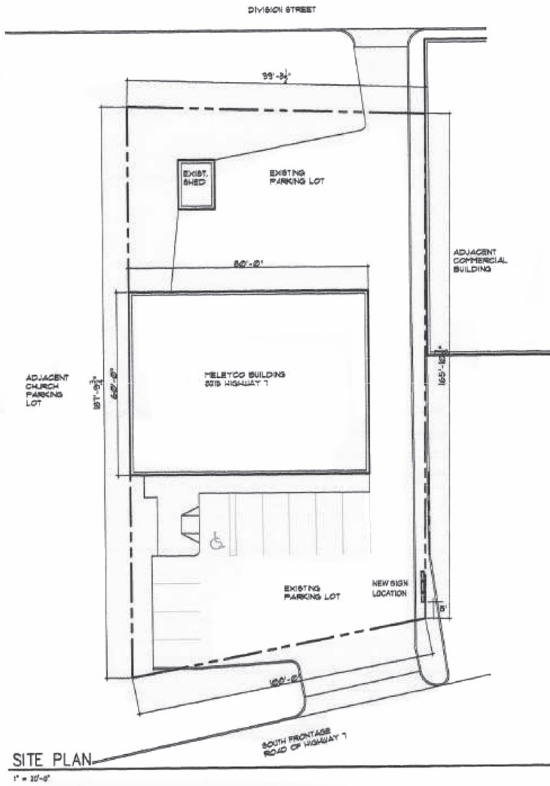
MN Highway 7: 37,000 vehicles per day

Blake Rd N: 16,200 vehicles per day

## Area Tenants



# Plans | Photos





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