



## Kensington Park

7610-7644 Lyndale Avenue South, Minneapolis, MN 55423

### Property Description

Kensington Park is a premier mixed-use center that includes a mix of national and local tenants, with Potbelly and Chipotle anchoring the center. The property has excellent visibility along Lyndale Avenue with combined traffic counts exceeding 32,000 VPD. Kensington adjacent to the premier Shops At Lyndale Center home to Sierra, Best Buy, Golf Galaxy, Aldi, Lands End, Burlington, and PetSmart.

### Property Highlights

- Former restaurant space available!
- One block north of I-494 which sees over 140,000 VPD
- Over 116,000 residents within 3 miles
- Daytime population of over 165,000 people within 3 miles
- Parking ratio of 5.1 per 1,000
- 150 luxury condominiums above building



### Building Summary

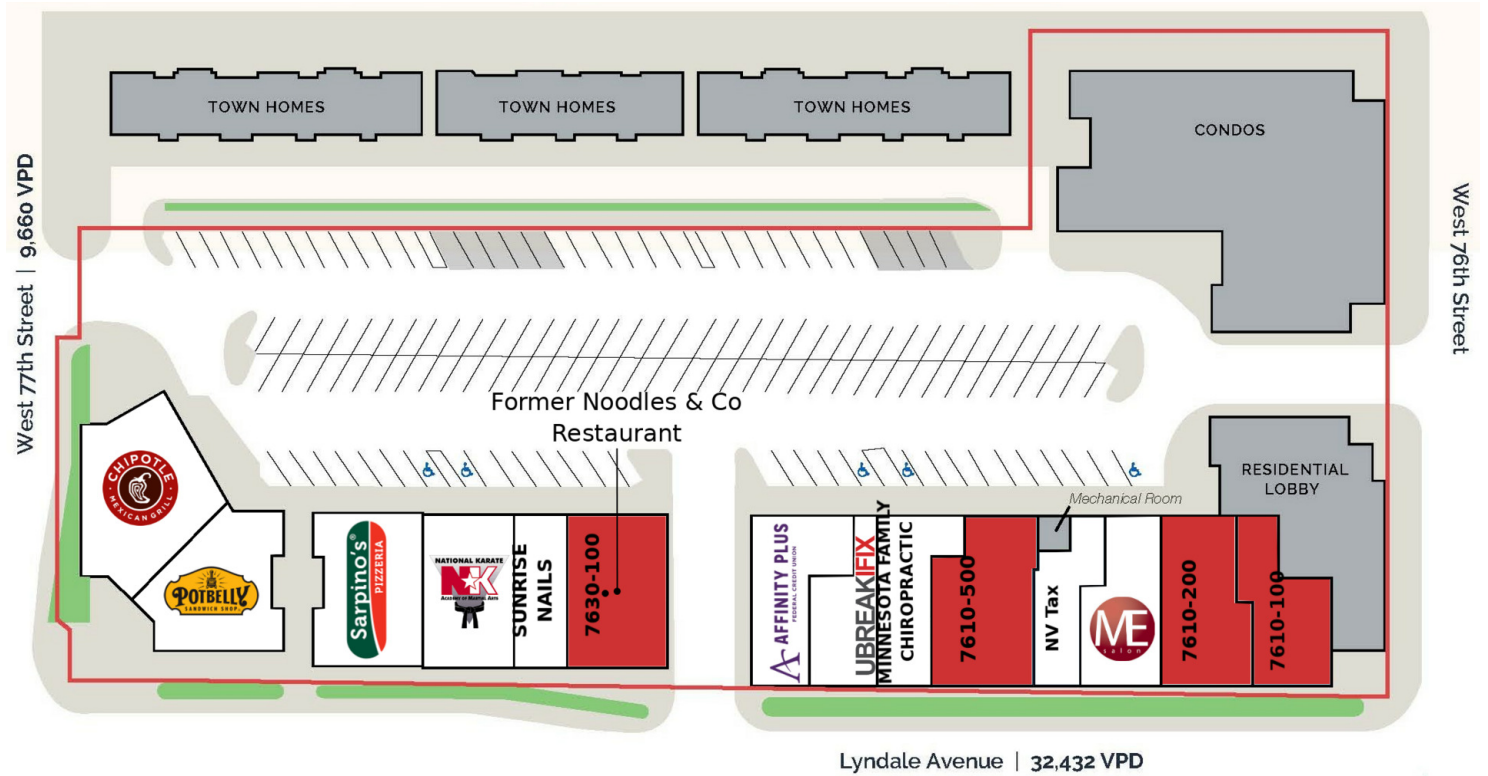
Building Size:	28,135 SF
Available SF:	1,633 - 2,532 SF
Lease Rate:	Negotiable
Operating Expenses:	\$17.50/SF



# Site Plan

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
7644-200	Chipotle	3,077 SF	7610-700	uBreakiFix	1,344 SF
7644-100	Potbelly	2,611 SF	7610-600	Minnesota Family Chiropractic	1,759 SF
7630-400	Sarpino's Pizza	1,903 SF	<b>7610-500</b>	<b>Available</b>	<b>2,532 SF</b>
7630-300	National Karate	2,089 SF	7610-400	NV Tax	1,324 SF
7630-200	Sunrise Nails	1,192 SF	7610-300	Mark Evans Salon	1,932 SF
<b>7630-100</b>	<b>Available</b>	<b>2,452 SF</b>	<b>7610-200</b>	<b>Available</b>	<b>1,987 SF</b>
7610-800	Affinity Plus Credit Union	1,700 SF	<b>7610-100</b>	<b>Available</b>	<b>1,633 SF</b>

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# Additional Photos

## Kensington Park

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# Additional Photos

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# Aerial

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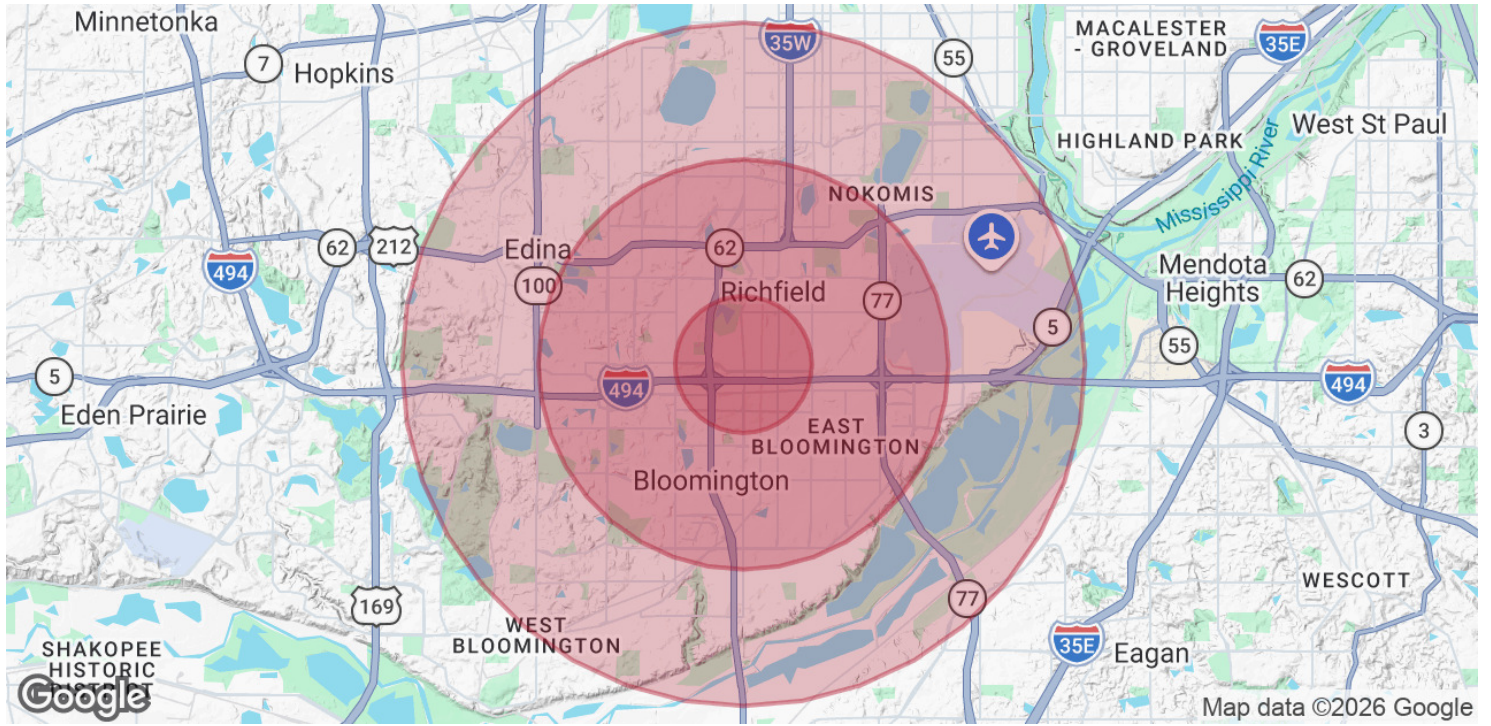
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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,164	115,587	243,040
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,785	49,535	102,204
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$107,137	\$118,879	\$142,141
Average House Value	\$346,242	\$389,562	\$477,801

Demographics data derived from AlphaMap