

VERNON SHOPS



5101-5139 GUS YOUNG LN

EDINA, MN

FOR LEASE

PROPERTY OVERVIEW

FEATURES

- + 25,879 GLA
- + Endcap & Inline opportunities in historically well absorbed retail corridor of Edina
- + Monument sign panel opportunity along Vernon Ave
- + Close proximity to Hwy 100 and excellent visibility from Vernon Ave
- + Strong mix of local, regional, and national co-tenants

AVAILABLE SPACE

- + 4,740 SF
- + 1,347 SF (LBA)

TRAFFIC COUNTS

- + Gus Young Ln: 2,600 vpd
- + W 50th St: 19,510 vpd
- + Hwy 100: 100,093 vpd

TRADE AREA DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population*:	10,726	119,397	329,103
Daytime Population:	9,088	126,808	398,588
Households:	4,257	52,345	150,038
Average Household Income:	\$217,568	\$163,298	\$138,025



CO-TENANTS

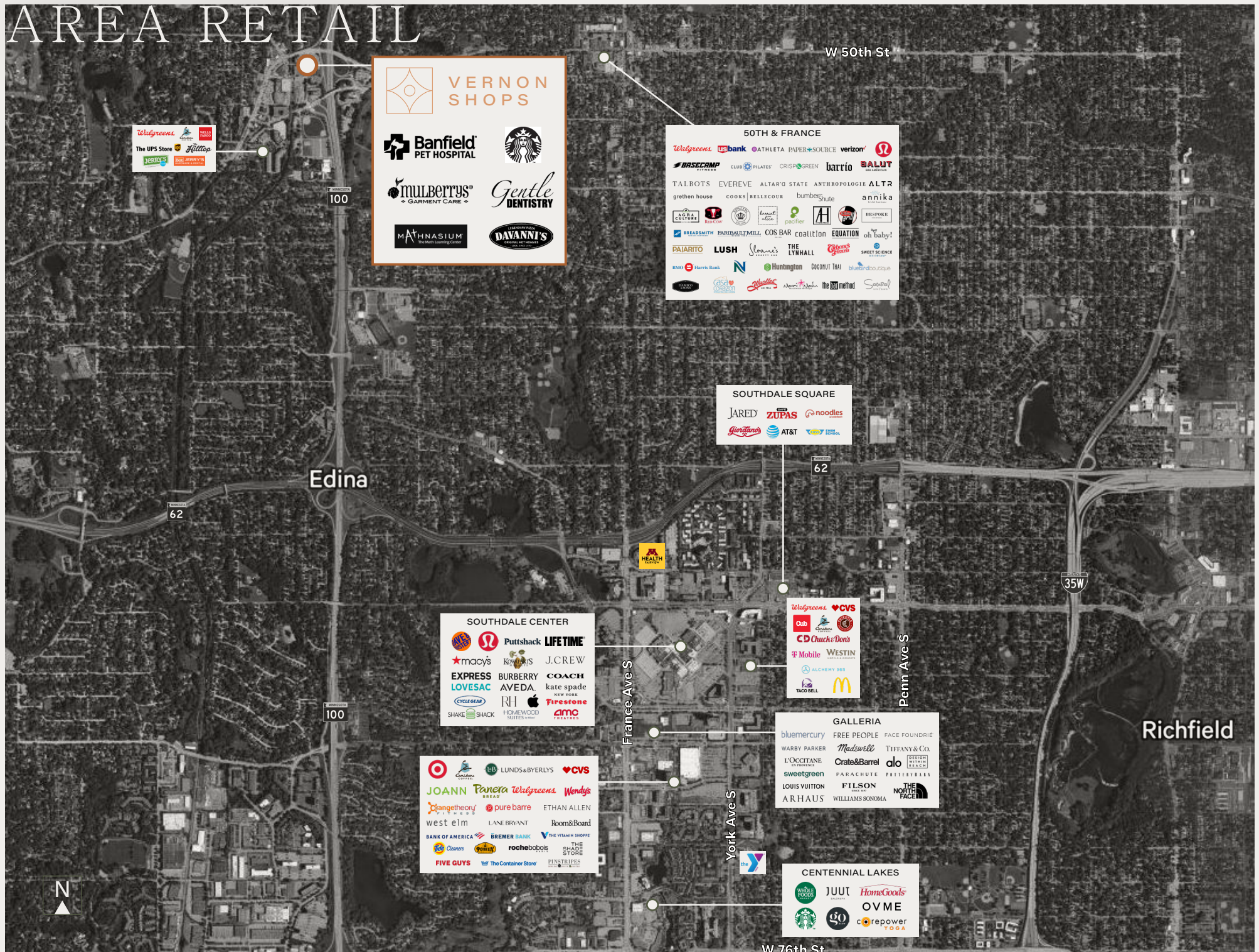


AREA TENANTS



WELLS FARGO

AREA RETAIL



W 50th St

Edina

62

100

62

35W

Richfield

Penn Ave S

France Ave S

York Ave S

W 76th St



SITE PLAN

GLA: 25,879 SF

- AVAILABLE
- LEASED
- LEASED BUT AVAILABLE



VERNON SHOPS



FOR MORE INFORMATION,
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