



SIZE

193,826 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
15,794	97,896	258,492
Households		
8,259	43,695	112,174
Median HH Income (\$)		
70,502	90,937	93,699

MAJOR TENANT(S)

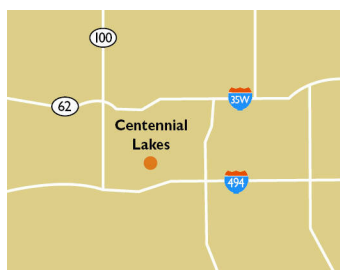
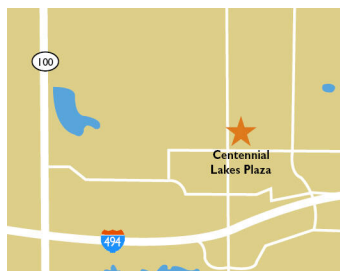
Whole Foods Market
HomeGoods
Office Depot
Starbucks

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

7401-7595 France Avenue South | Edina, MN 55435

PROPERTY HIGHLIGHTS

- Anchored by Whole Foods Market
- Other national tenants include HomeGoods, Office Depot, Jamba Juice, The UPS Store, Jos. A. Banks, Wells Fargo and La-Z-Boy
- Population exceeds 97,800 in a three-mile radius with an average household income exceeding \$126,600
- 2 million visits to the shopping center in the past 12 months according to Placer.ai



CENTENNIAL LAKES PLAZA

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SPACE	TENANT	SQ. FT.		
OUT	Starbucks	1,750 SF	7521 Happy Nails	1,219 SF
7401	Whole Foods Market	33,253 SF	7523 Mainstream Boutique	1,444 SF
7433	AVAILABLE	3,209 SF	7525 Perspire Sauna Studio	2,428 SF
7435	HomeGoods	25,187 SF	7527 Ideal Image	2,427 SF
7441	Johnson Fitness & Wellness	3,002 SF	7529 Master Noodle	2,840 SF
7443	Jos. A. Bank Clothiers	5,221 SF	7531 Fired Up Pizzeria	2,505 SF
7453	David's Vacuums	1,599 SF	7535 Office Depot	20,861 SF
7455	The UPS Store	1,343 SF	7545 Fusion Academy	8,537 SF
7459	Haute Dog	682 SF	7555 Office Depot	3,833 SF
7465	Q. Cumbers	8,079 SF	7565 El Camino Taco Deli Restaurant	4,945 SF
7485	AVAILABLE	3,645 SF	7575 The June House	3,621 SF
7491	Flex Fitness Studio	3,177 SF	7585 Hope Breakfast Bar	3,546 SF
7493	goGLOW	1,482 SF	7595 La-Z-Boy Furniture Galleries	21,082 SF
7495	Core Power Yoga	6,129 SF		
7505	JUUT SalonSpa	12,089 SF	TOTAL SQ. FT.	193,826
7509	Wells Fargo	2,125 SF		
7511	Jamba Juice	1,100 SF		
7515	OVME	1,466 SF		

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

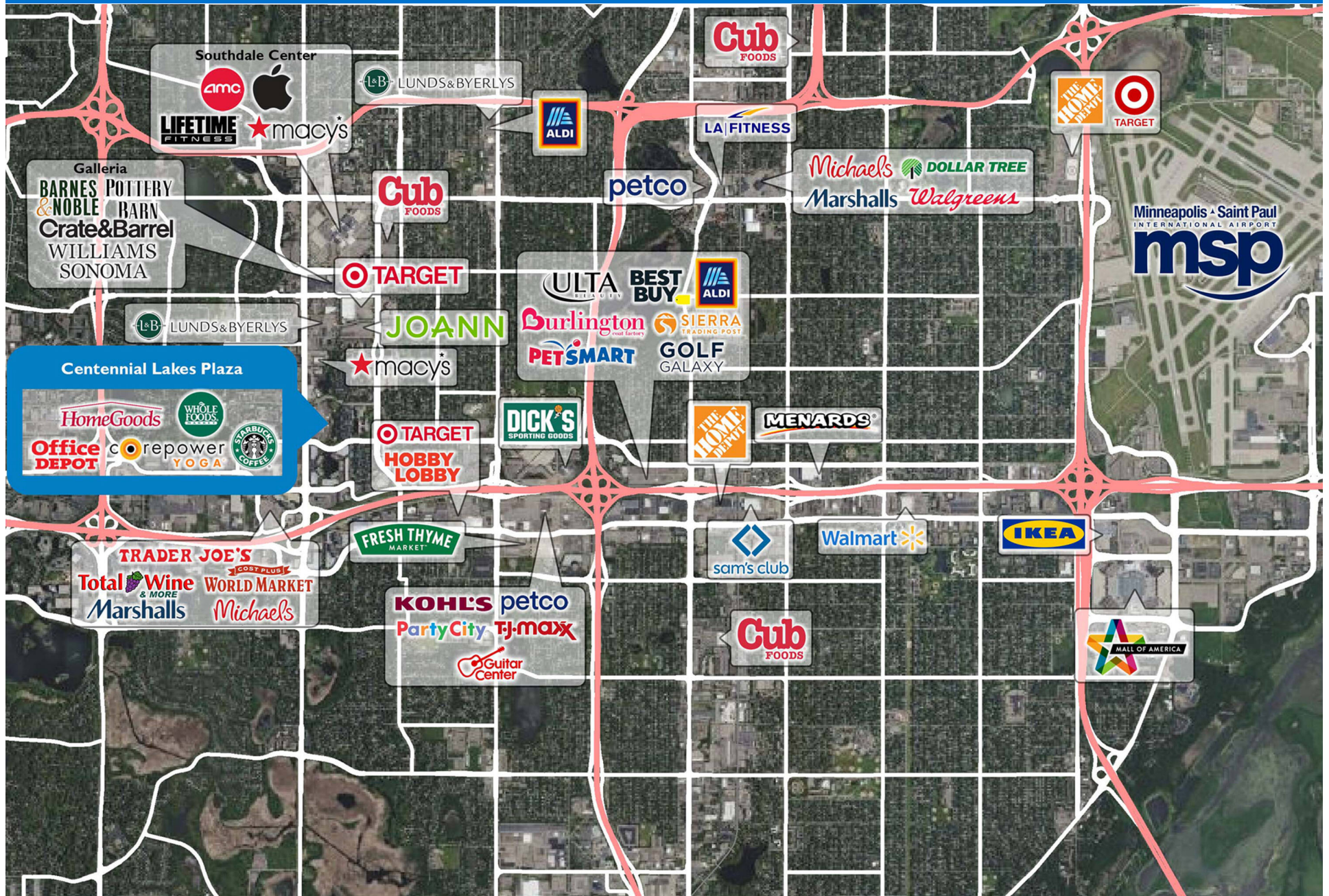
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Centennial Lakes Plaza Edina, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	15,794	97,896	258,492
	2027 Projected Population	17,213	102,092	267,699
	2010 Census Population	13,685	91,689	245,686
	2000 Census Population	13,858	90,821	243,238
	1990 Census Population	12,944	92,223	244,570
	Historical Annual Growth 1990 to 2000	0.68%	-0.15%	-0.05%
	Historical Annual Growth 2000 to 2010	-0.13%	0.10%	0.10%
	Estimated Annual Growth 2010 to 2022	1.13%	0.52%	0.40%
	Projected Annual Growth 2022 to 2027	1.74%	0.84%	0.70%
	Median Age	42.9	43.4	43.0
Households	Q2 2022 Estimated Households	8,259	43,695	112,174
	2027 Projected Households	9,055	45,790	116,483
	2010 Census Households	7,033	40,488	106,101
	2000 Census Households	7,398	40,671	106,409
	1990 Census Households	6,880	39,683	102,639
	Historical Annual Growth 1990 to 2000	0.73%	0.25%	0.36%
	Historical Annual Growth 2000 to 2010	-0.50%	-0.04%	-0.03%
	Estimated Annual Growth 2010 to 2022	1.27%	0.60%	0.44%
	Projected Annual Growth 2022 to 2027	1.86%	0.94%	0.76%
	Population per Household	1.91	2.23	2.29
Population by Race	White	72.2%	76.4%	76.3%
	Black or African American	6.6%	6.9%	7.4%
	Asian & Pacific Islander	11.8%	6.0%	4.9%
	Other Races	2.5%	3.5%	4.1%
	Hispanic Population	6.9%	7.1%	7.3%
Income	Average Household Income	\$92,946	\$126,677	\$132,274
	Median Household Income	\$70,502	\$90,937	\$93,699
	Per Capita Income	\$48,744	\$56,789	\$57,725
Education (Age 25+)	Elementary	1.2%	2.3%	2.8%
	Some High School	1.9%	1.9%	2.1%
	High School Graduate	12.3%	12.6%	13.6%
	Some College	16.5%	16.6%	16.2%
	Associates Degree Only	8.7%	8.0%	8.1%
	Bachelors Degree Only	39.3%	36.6%	34.7%
	Graduate Degree	20.1%	22.1%	22.4%
Business	Number of Businesses	1,204	4,504	9,869
	Total Number of Employees	30,731	125,279	258,260
	Employees per Business	25.52	27.81	26.17
	Residential Population per Business	13.12	21.73	26.19

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.