



SIZE

63,331 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
17,305	111,353	288,134
Households		
8,695	47,698	123,830
Median HH Income (\$)		
77,881	106,116	100,215

MAJOR TENANT(S)

Ethan Allen
 Massage Envy Spa
 Pure Barre
 Crumbl Cookies

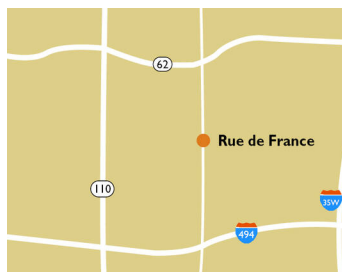
LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

7101 France Avenue South | Minneapolis, MN 55435

PROPERTY HIGHLIGHTS

- National tenants include Massage Envy, Ethan Allen, Pure Barre, Bruegger's Bagels, xfinity, Crumbl Cookies and European Wax Center
- Population exceeds 111,300 in a three-mile radius with an average household income greater than \$152,600
- Located along France Avenue South (25,288 VPD), just south of Southdale Mall and the Galleria.



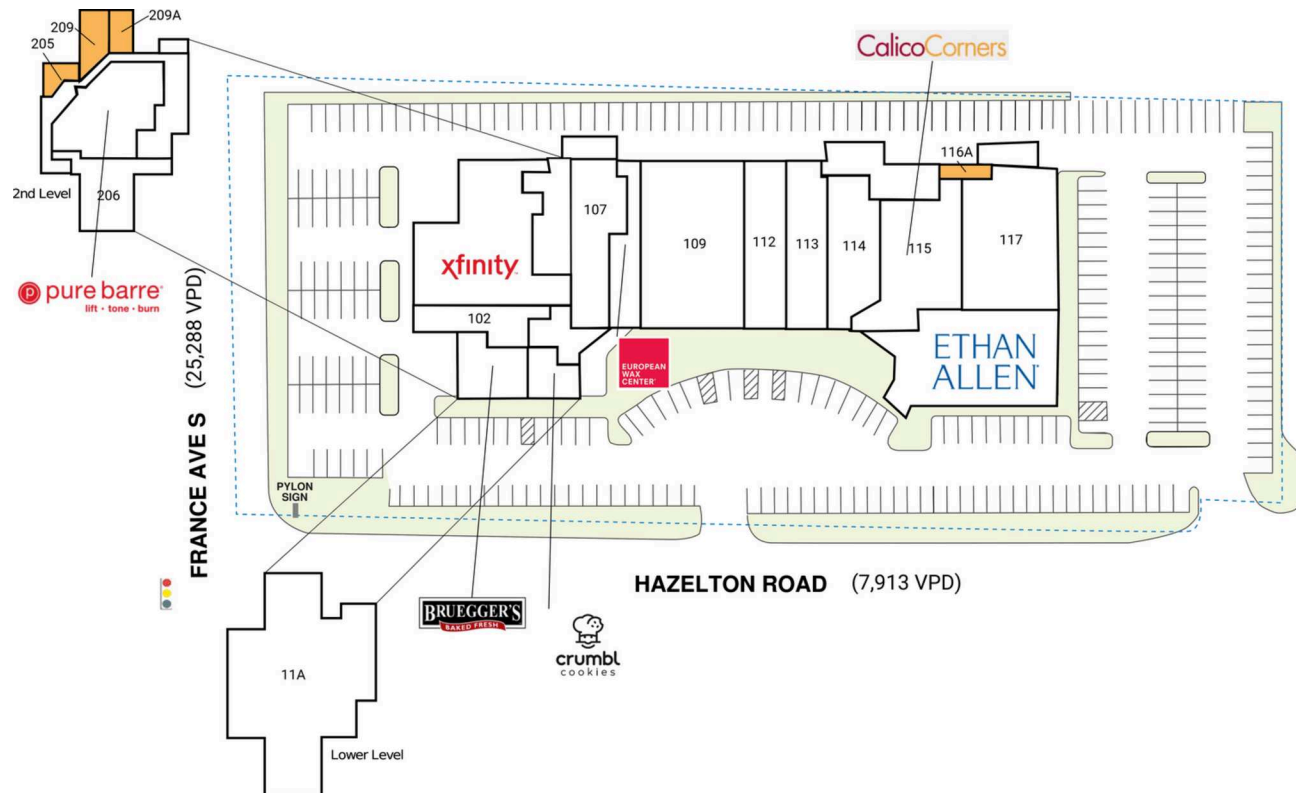
RUE DE FRANCE

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SPACE	TENANT	SQ. FT.	109	The Kohler Signature Store	6,525 SF	117	Vet Partners Pet Hospital	4,091 SF
11A	Massage Envy Spa	4,313 SF	112	beem Light Sauna	2,174 SF	201	Pure Barre	3,235 SF
101	Xfinity	5,758 SF	113	Nakamori Japanese Bistro	2,132 SF	205	AVAILABLE	244 SF
102	Art Resources Gallery	1,521 SF	114	A&Be' Bridal Shop	2,630 SF	206	Pompadour Salon	2,330 SF
103	Bruegger's Bagels	2,790 SF	115	Calico Corners	5,304 SF	209	AVAILABLE	881 SF
104	Crumbl Cookies	1,500 SF	116	Ethan Allen	12,541 SF	209A	AVAILABLE	683 SF
107	Geico	2,700 SF	116A AVAILABLE		292 SF	TOTAL SQ. FT.		63,331
108	European Wax Center	1,687 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.

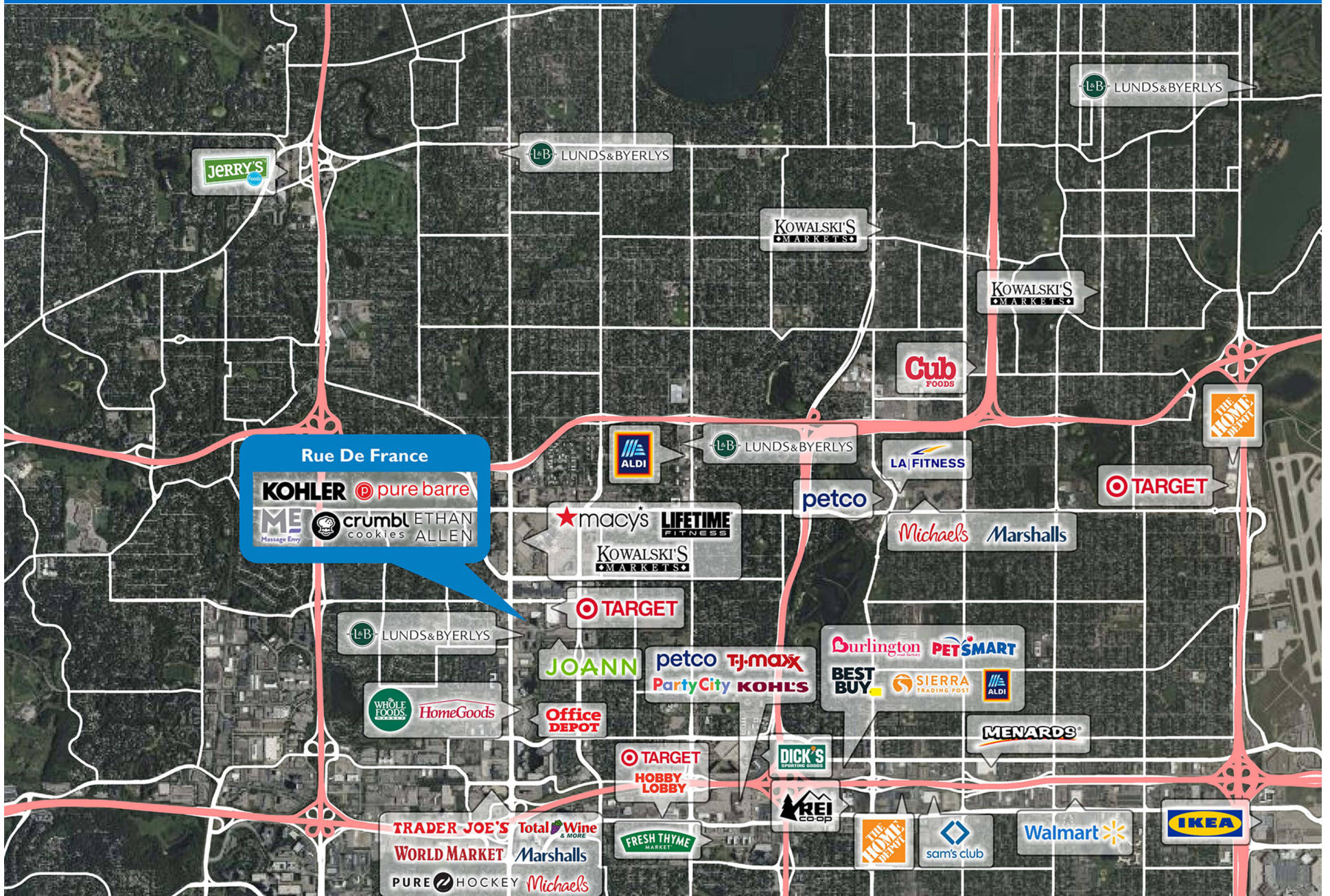
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jun 19, 2024



Latitude: 44.874585

Longitude: -93.327496

Rue De France Edina, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	17,305	111,353	288,134
	2028 Projected Population	18,785	117,563	302,875
	2010 Census Population	14,188	100,867	264,927
	2000 Census Population	14,041	99,496	261,971
	1990 Census Population	13,494	101,180	263,116
	Historical Annual Growth 1990 to 2000	0.40%	-0.17%	-0.04%
	Historical Annual Growth 2000 to 2010	0.10%	0.14%	0.11%
	Estimated Annual Growth 2010 to 2023	1.45%	0.72%	0.61%
	Projected Annual Growth 2023 to 2028	1.66%	1.09%	1.00%
	Median Age	42.9	41.8	40.4
Households	Q4 2023 Estimated Households	8,695	47,698	123,830
	2028 Projected Households	9,469	50,554	130,476
	2010 Census Households	7,321	44,110	115,906
	2000 Census Households	7,528	44,528	116,254
	1990 Census Households	6,963	43,615	112,596
	Historical Annual Growth 1990 to 2000	0.78%	0.21%	0.32%
	Historical Annual Growth 2000 to 2010	-0.28%	-0.09%	-0.03%
	Estimated Annual Growth 2010 to 2023	1.26%	0.57%	0.48%
	Projected Annual Growth 2023 to 2028	1.72%	1.17%	1.05%
	Population per Household	1.94	2.30	2.30
Population by Race	White	72.7%	75.2%	72.8%
	Black or African American	7.1%	6.3%	8.4%
	Asian & Pacific Islander	11.0%	6.4%	5.3%
	Other Races	3.4%	4.8%	5.4%
	Hispanic Population	5.8%	7.2%	8.2%
Income	Average Household Income	\$104,128	\$152,613	\$140,664
	Median Household Income	\$77,881	\$106,116	\$100,215
	Per Capita Income	\$53,555	\$66,083	\$61,037
Education (Age 25+)	Elementary	1.5%	1.9%	2.8%
	Some High School	1.6%	1.6%	2.2%
	High School Graduate	13.2%	11.8%	13.2%
	Some College	15.4%	15.5%	15.8%
	Associates Degree Only	8.1%	7.1%	7.7%
	Bachelors Degree Only	38.5%	37.3%	35.8%
	Graduate Degree	21.7%	24.8%	22.6%
Business	Number of Businesses	1,526	5,121	10,785
	Total Number of Employees	28,611	88,810	205,917
	Employees per Business	18.75	17.34	19.09
	Residential Population per Business	11.34	21.74	26.71

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