



# 4400 FRANCE AVENUE SOUTH

Edina, MN

For Sale or For Lease



50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
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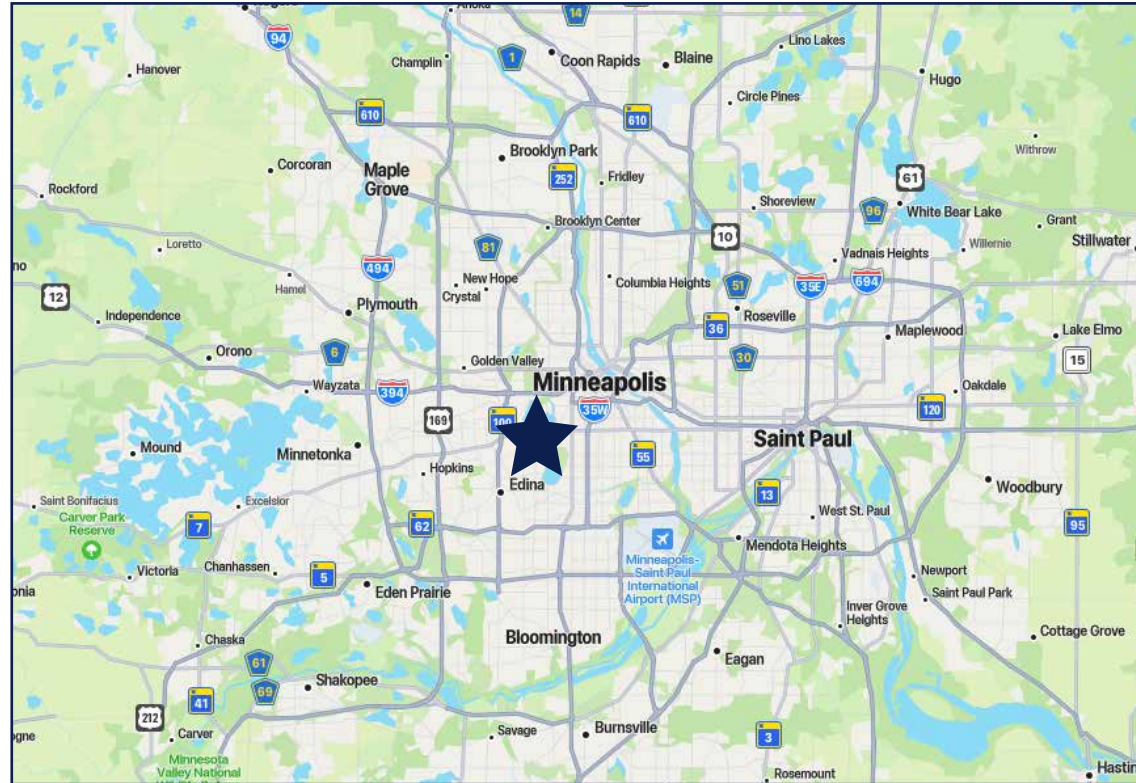
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*Look Upland. Where Properties  
& People Unite!*

<b>ADDRESS</b>	4400 France Avenue South
<b>CITY, STATE</b>	Edina, MN
<b>SPACE AVAILABLE</b>	4,174 SF
<b>LOT SIZE</b>	0.18 Acres
<b>SALE PRICE</b>	\$2,100,000
<b>LEASE RATE</b>	\$34.00 PSF NNN
<b>TAX 2026</b>	\$62,421.58
<b>YEAR BUILT</b>	1956/2020
<b>COUNTY</b>	Hennepin
<b>PARKING</b>	10 Surface Stalls



PROPERTY FEATURES

- **Parking:** 10 on-site surface stalls plus nearby street parking
- **Signage:** Highly visible storefront signage along France Ave
- **Frontage:** Strong corner frontage on France Ave & W 44th St
- **Visibility:** Excellent sightlines from both directions of traffic
- **Access:** Convenient ingress/egress from 44th Street
- **Building Type:** Single-tenant boutique retail/service building
- **Condition:** Renovated (2020) with modern finishes
- **Layout:** Open showroom with private offices and support space

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	19,728	155,068	411,780
<b>MEDIAN AGE</b>	41.5	36.9	36.9
<b>MEDIAN HH INCOME</b>	\$155,709	\$109,473	\$90,538
<b>AVERAGE HH INCOME</b>	\$226,555	\$162,597	\$133,073

**PROPERTY HIGHLIGHTS**

- **Premier France Avenue Corner**  
Prominent hard corner at France Ave & W 44th St in one of the Twin Cities' most established and supply-constrained retail corridors.
- **Strong Traffic & Visibility**  
11,000+ vehicles per day on France Ave providing consistent traffic and brand visibility
- **Affluent Trade Area**  
Exceptional demographics with average household incomes over \$226,000 within a 1-mi radius
- **Boutique Opportunity**  
±4,174 SF ideal for retail, showroom, medical, or professional users seeking a high-end neighborhood presence
- **Recently Renovated**  
Updated in 2020 with modern storefront, high-end interior finishes, and a flexible open layout
- **Strong Signage & Branding**  
Excellent France Ave frontage & corner visibility for impactful signage and tenant identity
- **Walkable Amenity-Rich Node**  
Surrounded by established retailers, restaurants, fitness studios, and daily-needs drivers in the heart of Linden Hills

**POTENTIAL USES**

- **Boutique Retail/Showroom**
- **Medical/Dental/Orthodontics**
- **Med-Spa/Wellness/Aesthetics**
- **Physical Therapy/Rehab**
- **Coffee/Cafe/Deli**
- **Pet Services**
- **Professional Services**  
*(Legal, Financial, Creative, etc.)*
- **Food & Beverage Concepts**



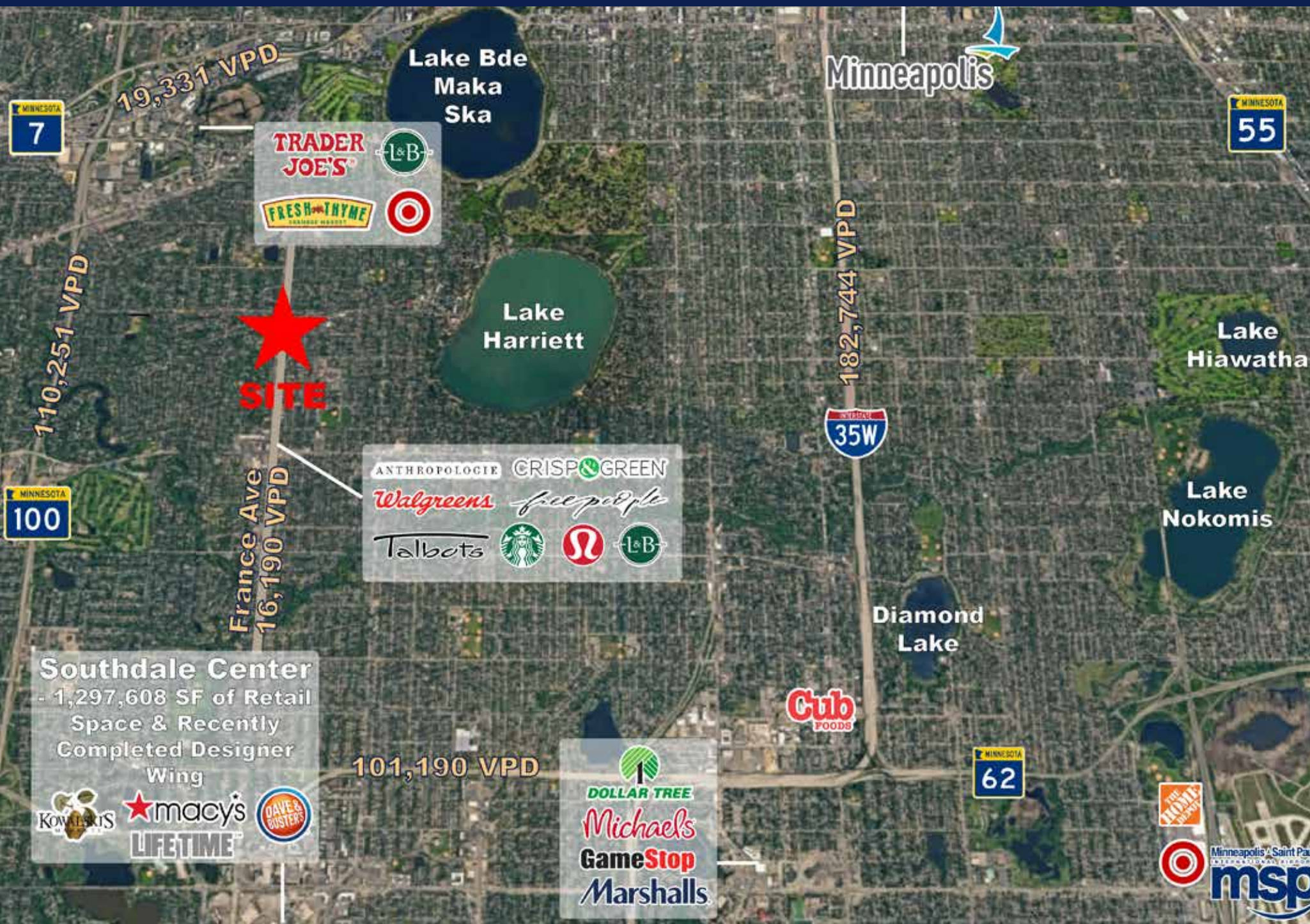
**Parking Convenience**

10 dedicated on-site surface parking stalls plus nearby street parking - a rare amenity in a walkable urban node.

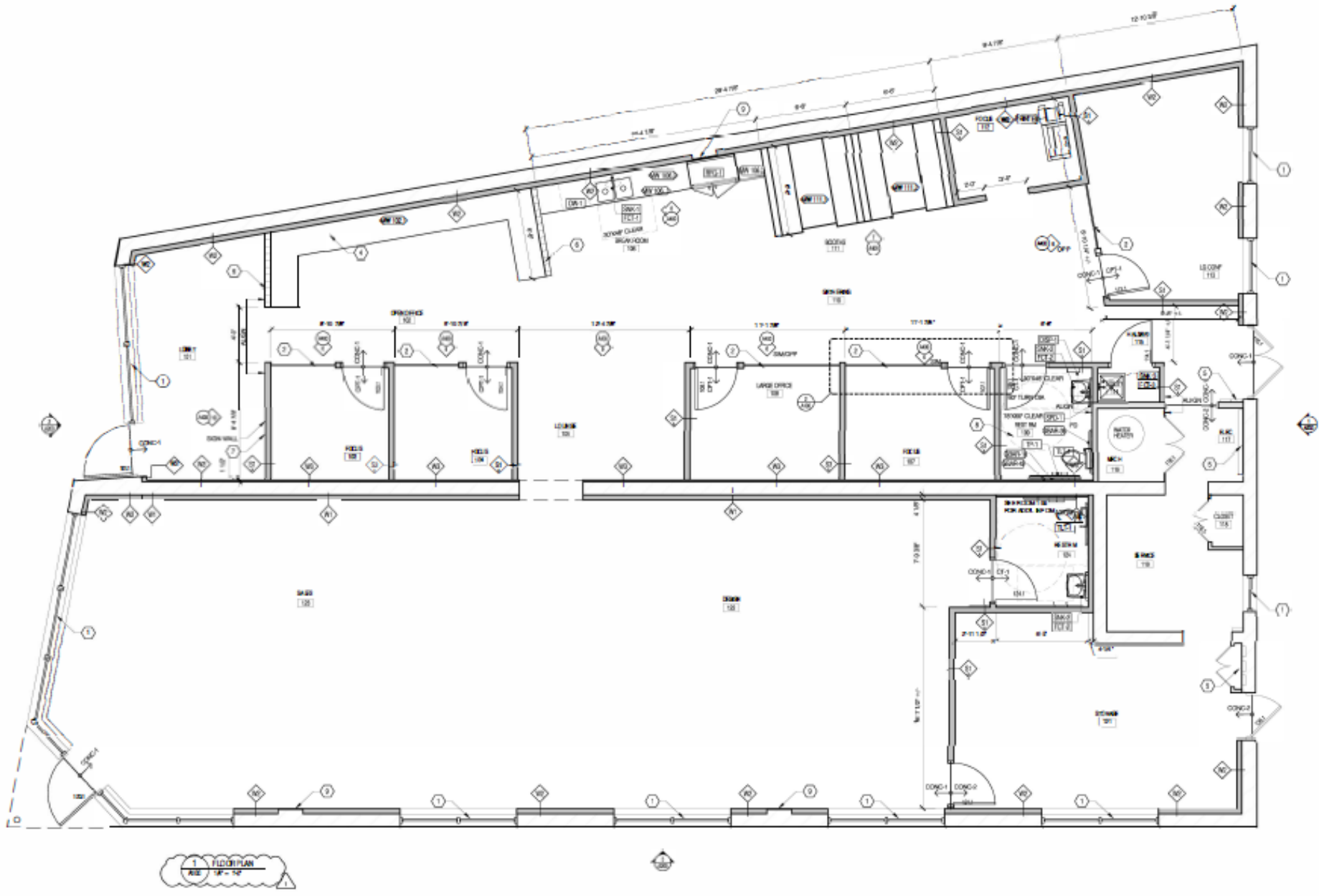
**Rare France Avenue Corner Opportunity**

Rarely does a small-format, high-visibility space become available along France Avenue. This combination of affluent demographics, strong daily traffic, and a turnkey building creates an ideal opportunity for users seeking a premier neighborhood or destination presence.













# UPLAND

REAL ESTATE GROUP, INC.

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