

**4400 FRANCE AVENUE SOUTH**

Edina, MN

For Sale or For Lease



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*Look Upland. Where Properties  
& People Unite!*

| 2026<br>DEMOGRAPHICS | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|----------------------|---------------|---------------|---------------|
| POPULATION           | 19,717        | 155,783       | 415,045       |
| MEDIAN AGE           | 41.6          | 37.0          | 37.2          |
| MEDIAN HH<br>INCOME  | \$158,502     | \$111,595     | \$93,024      |
| AVERAGE HH<br>INCOME | \$231,973     | \$170,577     | \$139,263     |

- **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

### 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 demos with average household incomes over \$230,000 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

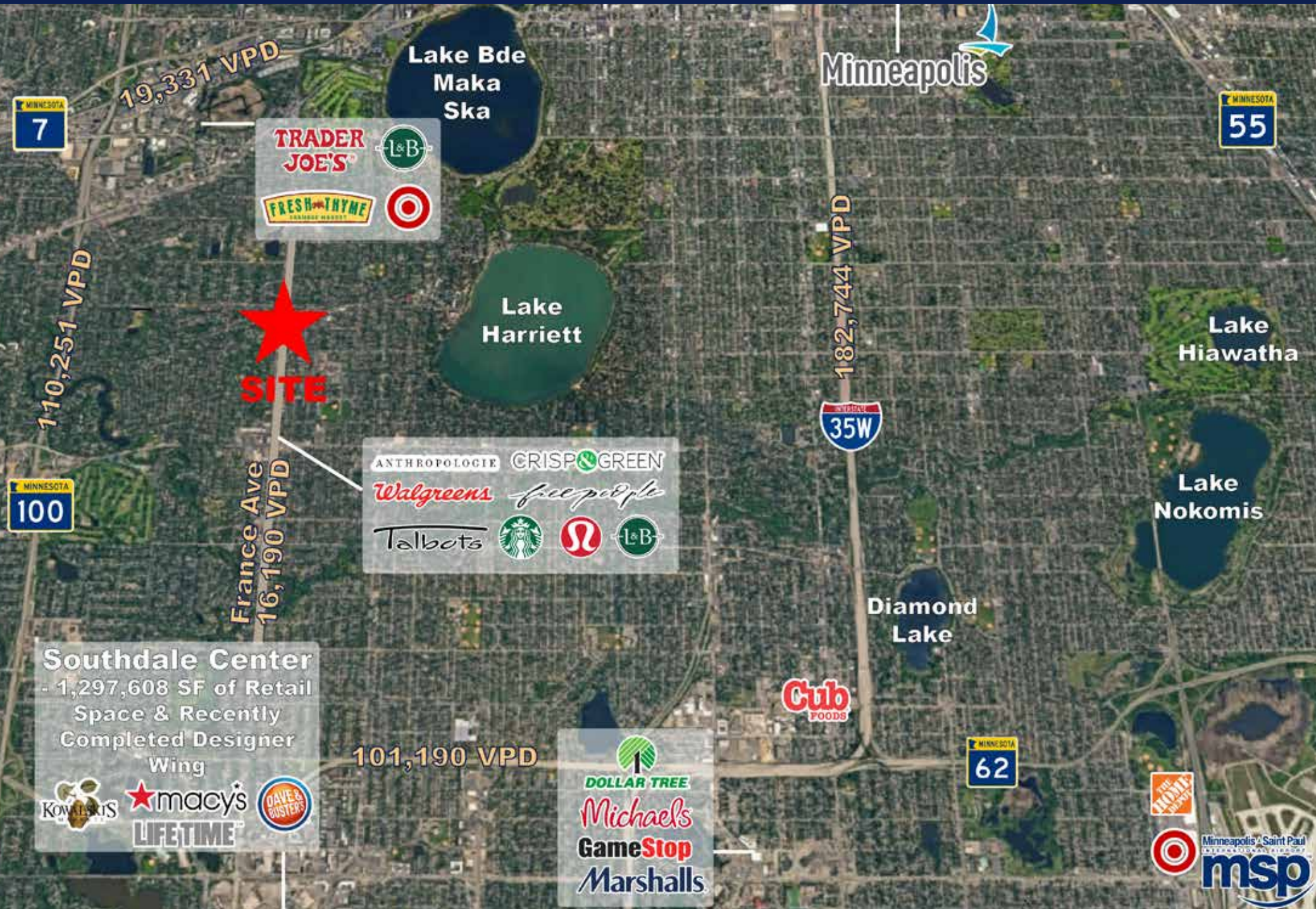
- **Boutique Retail/Showroom**
- **Medical/Dental/Orthodontics**
- **Med-Spa/Wellness/Aesthetics**
- **Physical Therapy/Rehab**
- **Coffee/Cafe/Deli**
- **Pet Services**
- **Professional Services**  
(Legal, Financial, Creative, etc.)
- **Food & Beverage Concepts**



## Rare France Avenue Corner Opportunity

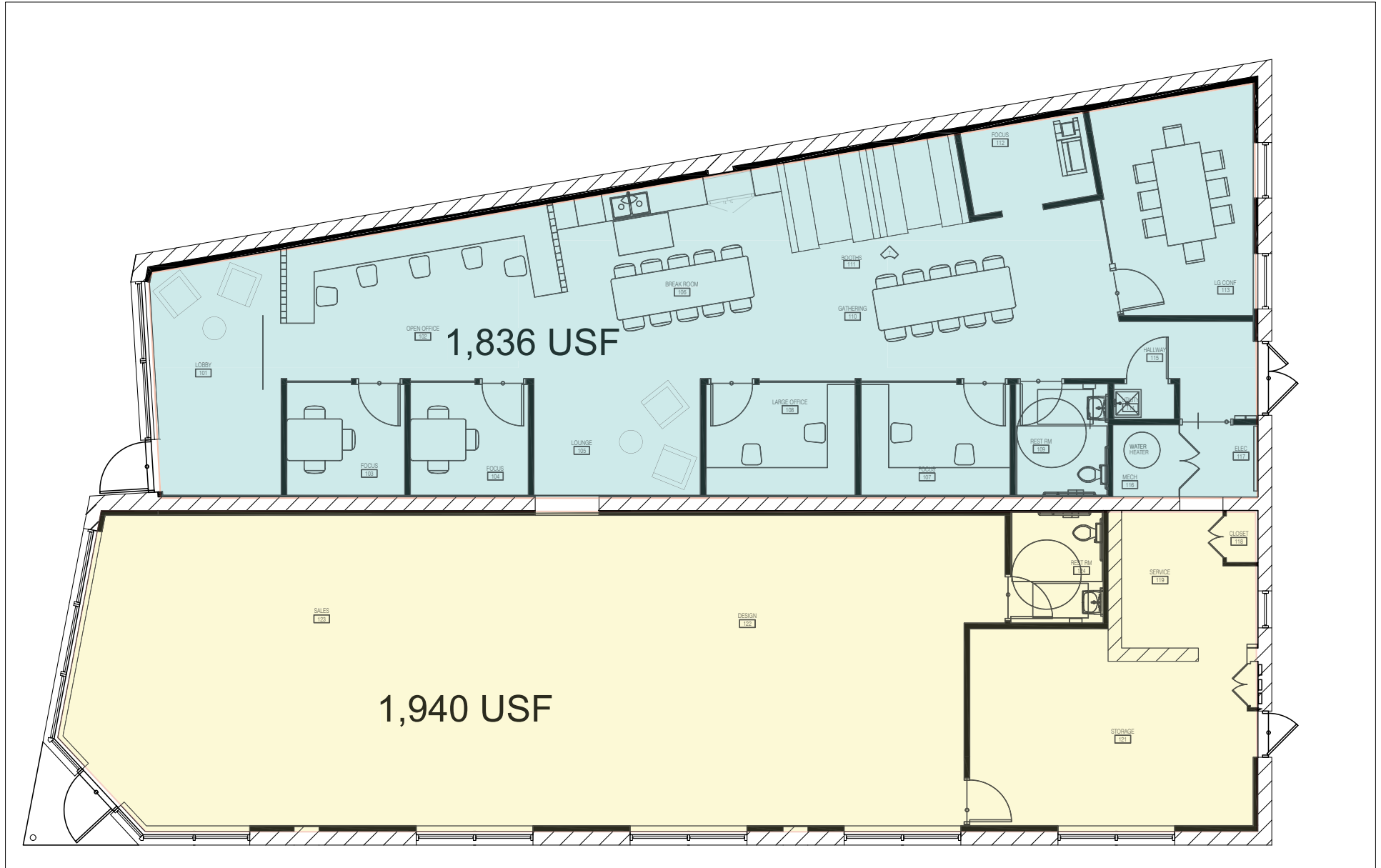
Rarely does a small-format, high-visibility space become available along France Avenue. This combination of affluent demographics, strong daily traffic, and a turnkey building creates an ideal opportunity for users seeking a premier neighborhood or destination presence.

















# UPLAND

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