SIZE
63,079 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
Crumbl Cookies

LEASING CONTACT

Andy Schneider
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aschneider@phillipsedison.com

Kenneth Groh
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MORE INFO
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Rue de France

Rue de France

LOCATION
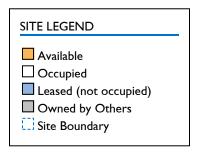7101 France Avenue South | Edina, MN 55435

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

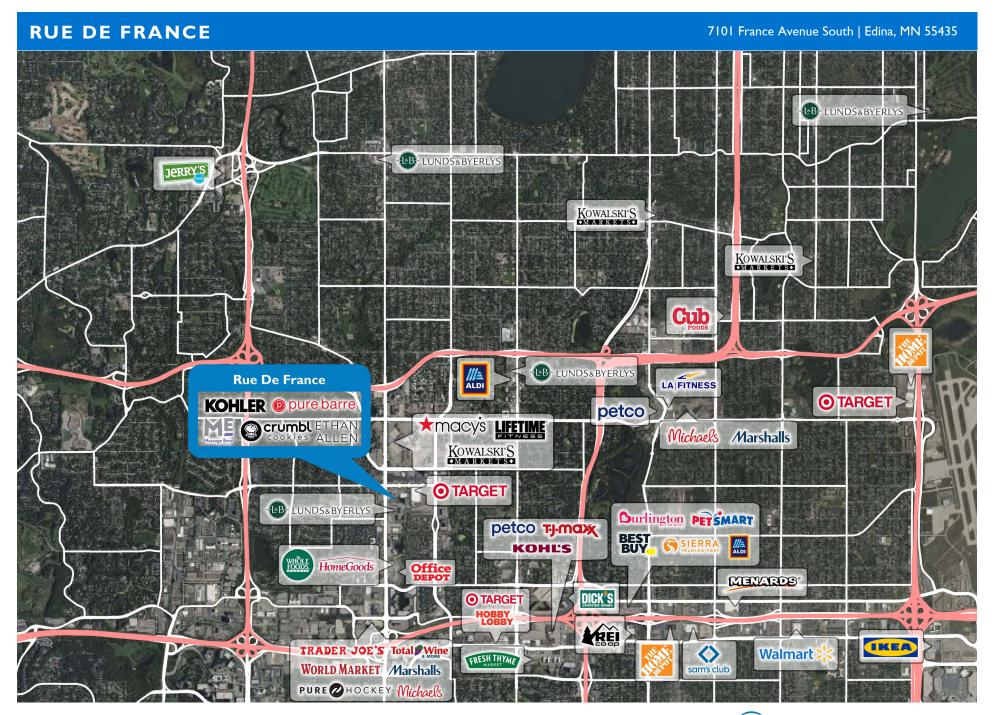- Located along France Avenue South (25,288 VPD), just south of Southdale Mall and the Galleria.

PHILLIPS EDISON & COMPANY®

SPACE	TENANT	SQ. FT.
11A	Massage Envy Spa	4,313 SF
101	Xfinity	5,758 SF
102	Art Resources Gallery	1,521 SF
103	Bruegger's Bagels	2,790 SF
104	Crumbl Cookies	1,500 SF
107	AVAILABLE	2,700 SF

SPACE	TENANT	SQ. FT.
108	European Wax Center	1,687 SF
109	The Kohler Signature Store	6,525 SF
112	beem Light Sauna	2,174 SF
113	Nakamori Japanese Bistro	2,132 SF
114	A&Be' Bridal Shop	2,630 SF
115	Calico Corners	5,304 SF
116	Ethan Allen	12,581 SF

SPACE	TENANT	SQ. FT.
117	Vet Partners Pet Hospital	4,091 SF
201	Geico	3,235 SF
205	Tech Nest	244 SF
206	Pompadour Salon	2,330 SF
TOTAL SQ. FT.		**63,079**

SITE LEGEND

- ☐ Available
- ☐ Occupied
- ☐ Leased (not occupied)
- ☐ Owned by Others
- ☐ Site Boundary

N

CalicoCorners

205
201
2nd Level 206

FRANCE AVE S (25,288 VPD)

xfinity
102
107
109 | 112 | 113 | 114 | 115 | 117
ETHAN ALLEN
EUROPEAN WAX CENTER

PYLON SIGN

HAZELTON ROAD (7,913 VPD)

BRUEGGER'S BAKED FRESH

crumbl cookies

11A
Lower Level

PHILLIPS EDISON & COMPANY®

JERRY'S Foods

LUNDS & BYERLYS

LUNDS & BYERLYS

KOWALSKI'S MARKETS

KOWALSKI'S MARKETS

Cub FOODS

THE HOME DEPOT

Rue De France

KOHLER pure barre

ME Massage Envy crumbl cookies ETHAN ALLEN

ALDI

LUNDS & BYERLYS

LA FITNESS

TARGET

petco

macy's LIFETIME FITNESS

Michaels Marshalls

KOWALSKI'S MARKETS

TARGET

LUNDS & BYERLYS

petco T·J·MAXX KOHL'S

Burlington coat factory PETSMART

BEST BUY SIERRA TRADING POST ALDI

WHOLE FOODS MARKET HomeGoods

Office DEPOT

MENARDS

TARGET HOBBY LOBBY

DICK'S SPORTING GOODS

REI CO-OP

TRADER JOE'S Total Wine & MORE

WORLD MARKET Marshalls

PURE HOCKEY Michael's

FRESH THYME MARKET

THE HOME DEPOT sam's club Walmart

IKEA

PHILLIPS EDISON & COMPANY®

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval

Jun 19, 2024

PHILLIPS EDISON & COMPANY

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 to2023	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.

Data Source: Synergos Technologies Inc Austin, TX