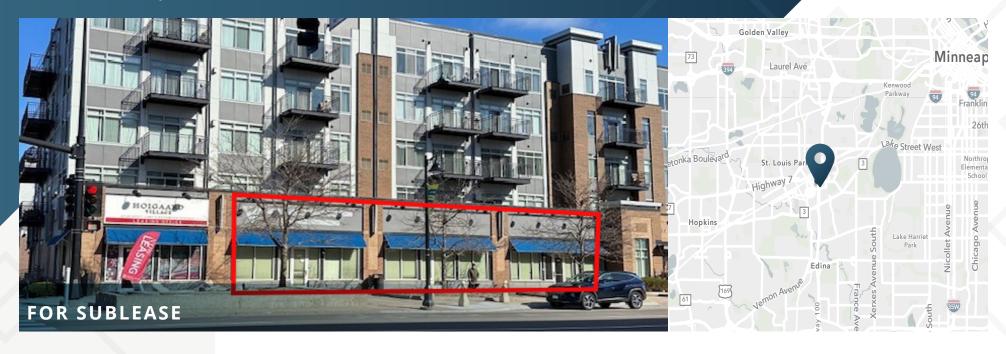


## Former Medical Office / Clinic Available

5680 W 36th St | St. Louis Park, MN





7,117± SF Available

5/31/28 **Lease Expires** 

Contact Broker

#### **ABOUT THE PROPERTY**

- Former medical office / clinic available for sublease.
- Convenient location. In-line space fronting on W 36th St at the NWQ MN 100.
- Join area service and retailers including Target, LA Fitness, Lunds & Byerly's, Burlington, Micro Center, Purre Barre and Elements Massage.
- Methodist Medical Center is located nearby and has been recognized as 2023-2024 Best Regional Hospital by U.S. News & World Report.

### TRAFFIC COUNTS

 W 36th Street
 11,653 AADT

 MN 100
 111,712 AADT

Year: 2023

#### **NEARBY RETAILERS**









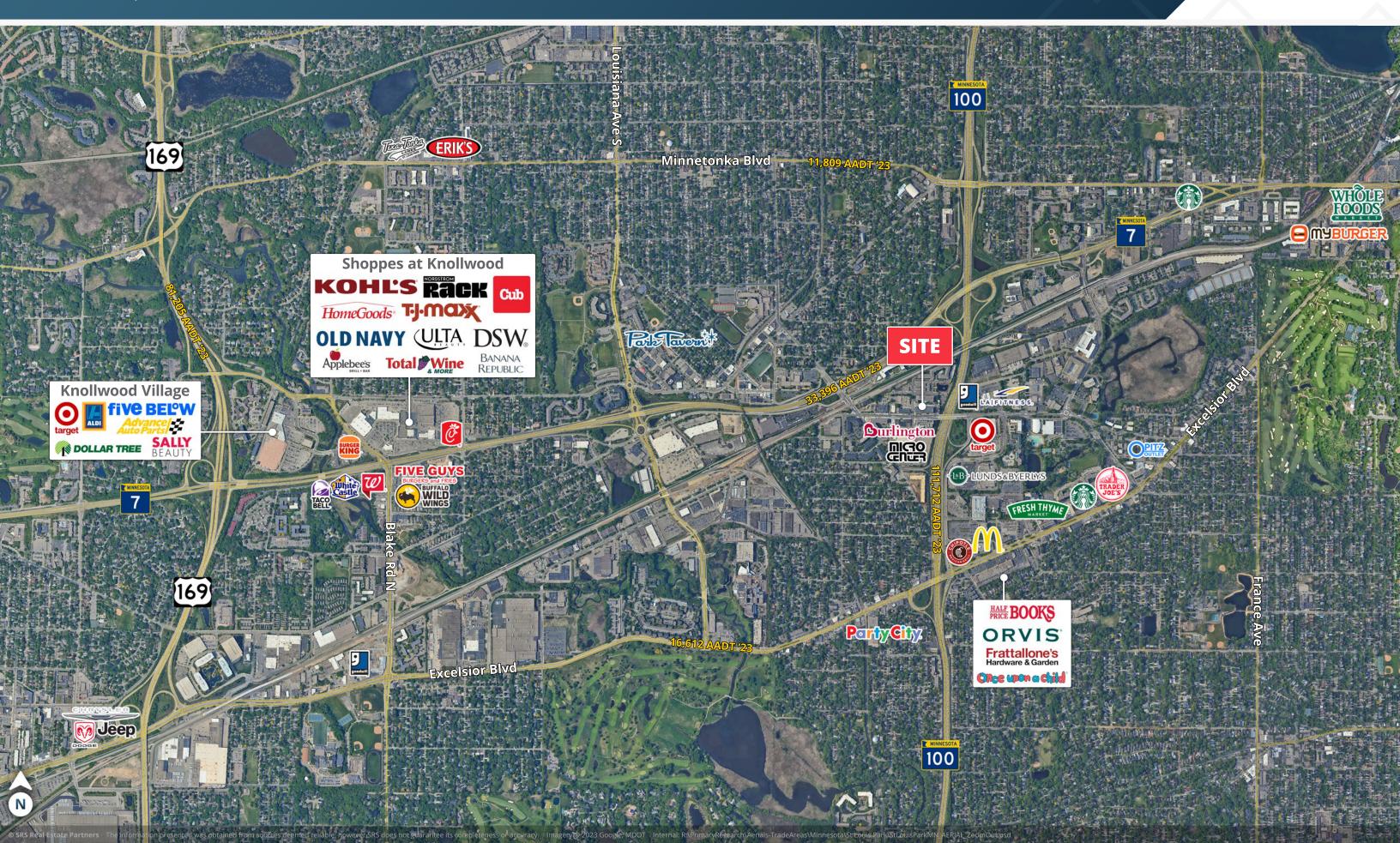




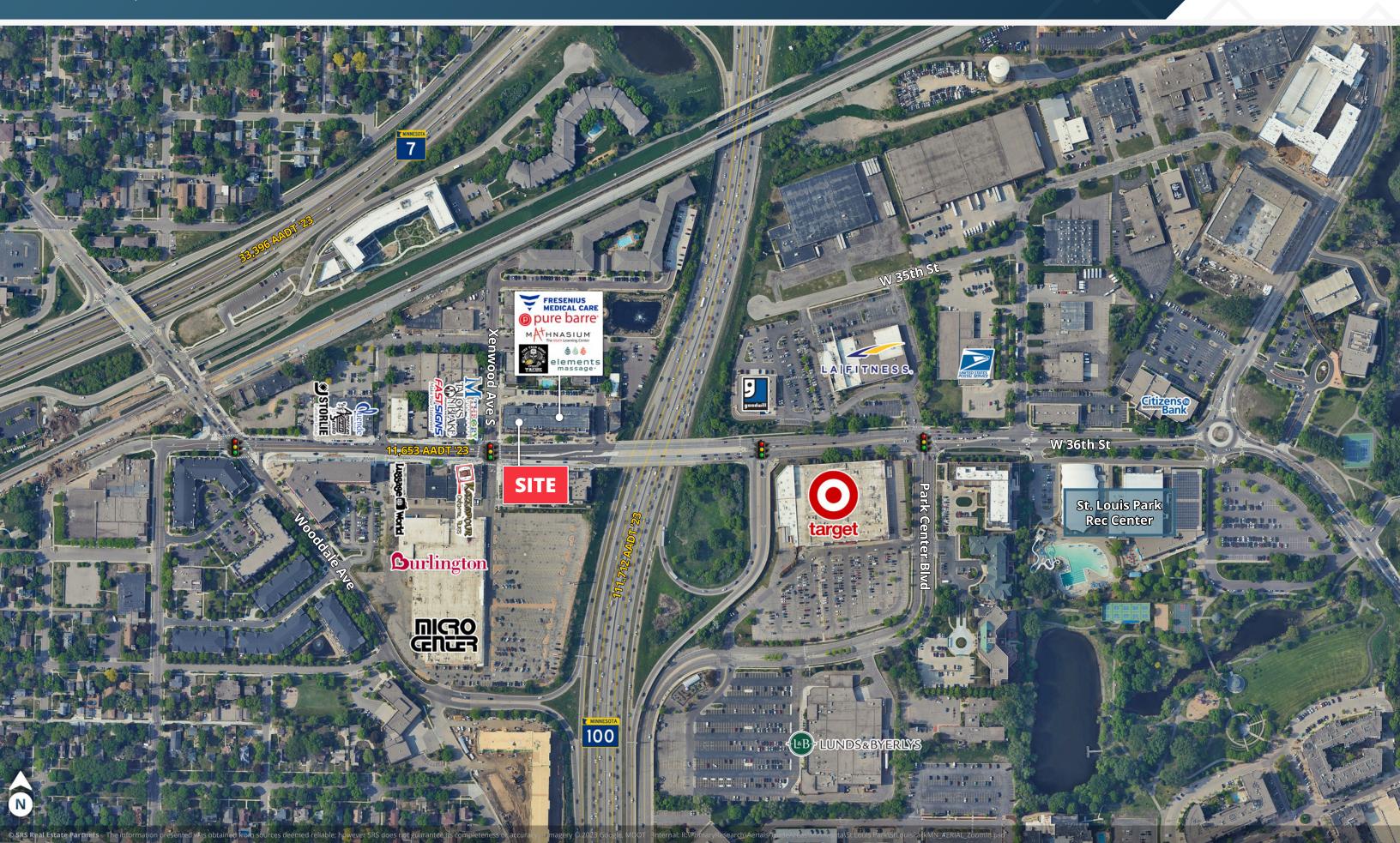
elements massage\*











# Demographics

5680 W 36th St | St. Louis Park, MN



90th Street West

#### J Street North 100 **Broadway Str** Theodore Wirth **DEMOGRAPHIC HIGHLIGHTS** Park (North Wirth) **Population** 1 mile 3 miles 5 miles Golden Valley 2023 Estimated Population 15,767 122,941 383,976 Minneapolis 2028 Projected Population 16,840 127,506 396,893 Laurel Ave Projected Annual Growth Rate 2023 to 2028 0.73% 0.66% 1.33% Kenwood Parkway **Daytime Population** Franklin Avenu 2023 Daytime Population 22,958 130,714 524.053 26th Street Workers 17,260 83,181 366,673 Lake Street West Residents 5,698 47,533 157,380 Minnetonka Boulevard St. Louis Park Elementary Highway 7 Income 2023 Est. Average Household Income \$134,132 \$153,003 \$127,974 Chicago Avenue Avenue \$82.117 2023 Est. Median Household Income \$94,161 \$100.138 42nd : Hopkins South Lake Harriet **Households & Growth** Nicollet Park 175,991 2023 Estimated Households 7,922 57,710 Avenue Edina 2028 Estimated Households 8,548 183,188 60,177 Vernon Avenue Projected Annual Growth Rate 2023 to 2028 1.53% 0.84% 0.80% France Xerxes **Race & Ethnicity** Avenue 2023 Est. White 81% 79% 66% Lyndale Avenue Edina High 2023 Est. Black or African American 6% 7% 15% School Richfield 4% 5% 5% 2023 Est. Asian or Pacific Islander 2023 Est. American Indian or Native Alaskan 1% 0% 1% 2023 Est. Other Races 2% 2% 5% 2023 Est. Hispanic 5% 5% 9% 78th Street West > Want more? Contact us for a complete demographic, SOURCE foot-traffic, and mobile data insights report. 34 28 86th Street East

**Anderson Lakes** 



#### **SRS Real Estate Partners**

8144 Walnut Hill Lane, Suite 1200 Dallas, TX 75231 214.560.3200

#### **MARK REEDER**

214.560.3251 mark.reeder@srsre.com

#### **KIM PERRY**

Broker of Record, Minnesota Real Estate Dynamics MNRE Broker #40039588 Kimberly Perry #40809671 612.840.6900 kim@mnredynamics.com

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