

# LYNDALE



## RETAIL SPACE FOR LEASE

1,300 - 7,200 SF | 6445 LYNDALE AVE S, RICHFIELD, MN 55423

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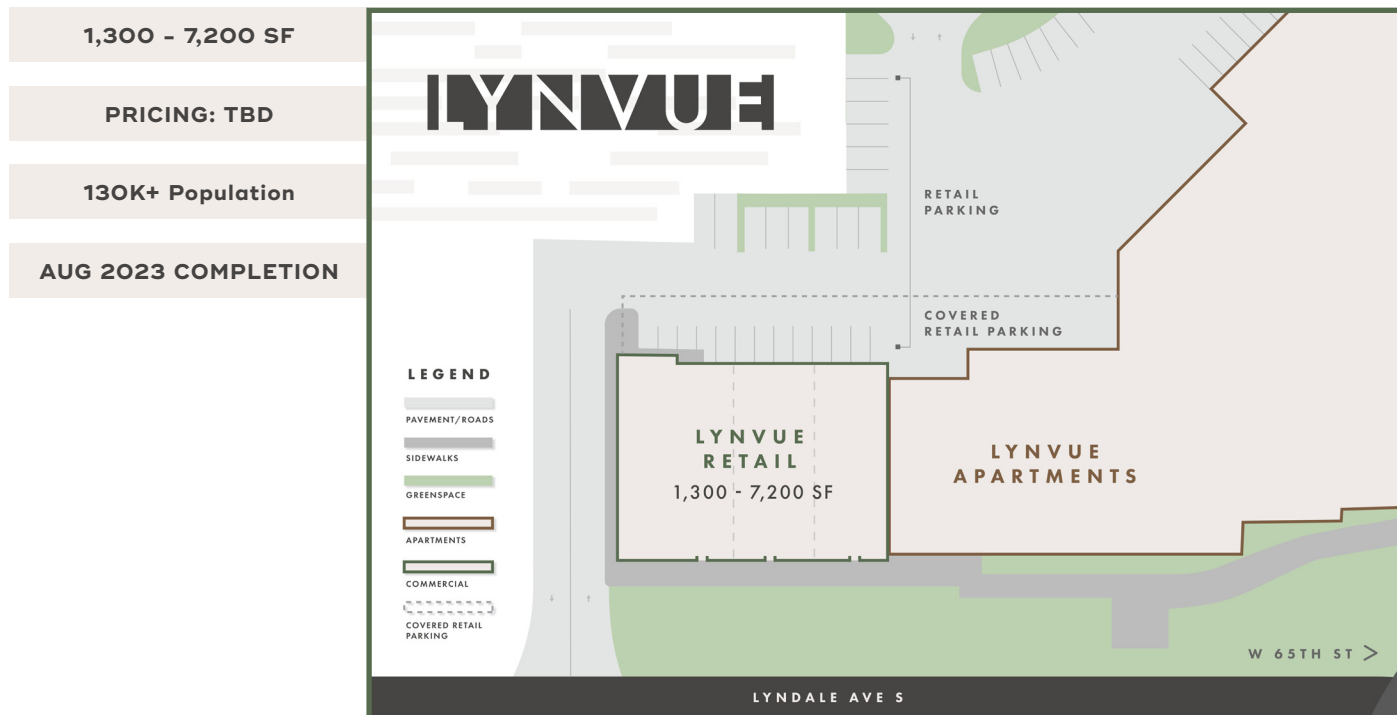


**BCRE**  
bloom commercial real estate

AN **ENCLAVE** PROJECT

## THE PROPERTY

Enclave and Bloom Commercial Real Estate are pleased to offer retail space for lease at Richfield's newest mixed-use development, Lynvue Apartments. Developed, constructed and managed by Enclave, Lynvue will be a well-balanced Class-A property featuring customizable office and retail suites on the ground floor, complemented by 161 apartment homes above. The mixed-use community set to be complete in August 2023 offers an on-site consumer base for businesses and is located on the well-connected Lyndale Avenue South.



## PROPERTY DETAILS

- Various opportunities to accommodate both the small and mid-size retailer
- Quality and refined finishes in a well-coordinated color palette include brick and architectural panels
- Artfully designed exterior lighting and design elements include an illuminated front walkway
- Beautiful landscaping design complements the building's attractive finishes
- Highly visible building signage opportunities
- Abundance of storefront windows and XX foot high ceilings
- Subdividable space
- Walk-up patio area available
- Dedicated retail parking
- Central business hub for the City of Richfield

LYN  
VUE

**CURRENTLY UNDER CONSTRUCTION**  
**EST. COMPLETION: AUGUST 2023**



RENDERING OF SPACE FOR LEASE\*

*\*Rendering for illustrative purposes only*

## NEIGHBORING BUSINESSES & DEMOGRAPHICS



### 3 MILE RADIUS | W 65TH ST, RICHFIELD, MN 55423

**Population:** 130,000+ (3 Mile Radius)

**Average HH Income:** \$115,000

**Median Age:** 35.7

**Lyndale Traffic Counts:** 12,900 VPD

**Businesses:** 5,182

**Top Employers:** Best Buy HQ, US Bank HQ,  
Richfield Public Schools, Target,  
Metro Sales Headquarters

## AN UNPARALLELED COMMUNITY

When you choose to build your business at Lynvue, you'll be part of an elevated Class-A community unlike anything else in the area. The apartment homes above the first-level retail space generate great traffic and awareness, and were expertly designed to complement the main floor retail space.

The 9 foot ceilings, plentiful amenity spaces, enclosed parking and hand-picked unit finishes are attractive features for residents looking for the best in a live, work, play and dine atmosphere.





**LYNVUE**

For additional information and to  
reserve your space at Lynvue, contact:

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