

Lyndale Station

6501 - 6545 Lyndale Avenue South
Richfield, MN 55423

Greg Croucher

651-999-5515

gcroucher@wellingtonmgt.com



WELLINGTON
MANAGEMENT



Centrally located retail in one of the Twin Cities' fastest-growing communities.

Completed in 2015, Lyndale Station is a three-building retail center located in Richfield's central commercial corridor. This redeveloped corner is well-connected to biking/walking paths and public transportation. The site is anchored by a 45,000 SF LA Fitness and bookended by two smaller neighborhood retail buildings. East retail tenants include: Von Hanson Meats, Salon Concepts, Planned Parenthood, Firehouse Subs and Bank of America. West retail includes: My Burger, a Caribou Coffee drive-thru, Great Clips and The Archery.

HIGHLIGHTS

- Recently built facility in a central location (66th Street & Lyndale Avenue)
- Excellent access to Interstate 35W and Highway 62
- Beautiful landscaping and walkable surroundings
- Anchored by LA Fitness and home to a diverse tenant mix
- Within three minutes of the Woodlake Nature Center, Lakewinds Food Co-op and Hennepin Healthcare Richfield Clinic & Pharmacy
- Clear heights: 23'7" (Building 1), 17'2" (Building 2), 12' (Building 3)

Fully Occupied

Owner, Manager, Leasing

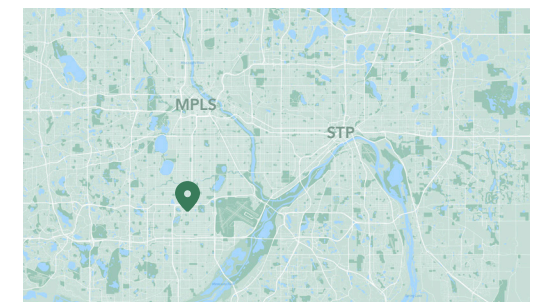
72,000 SF total

400 surface stalls, 5.5 : 1,000 SF

Three-building single-story retail

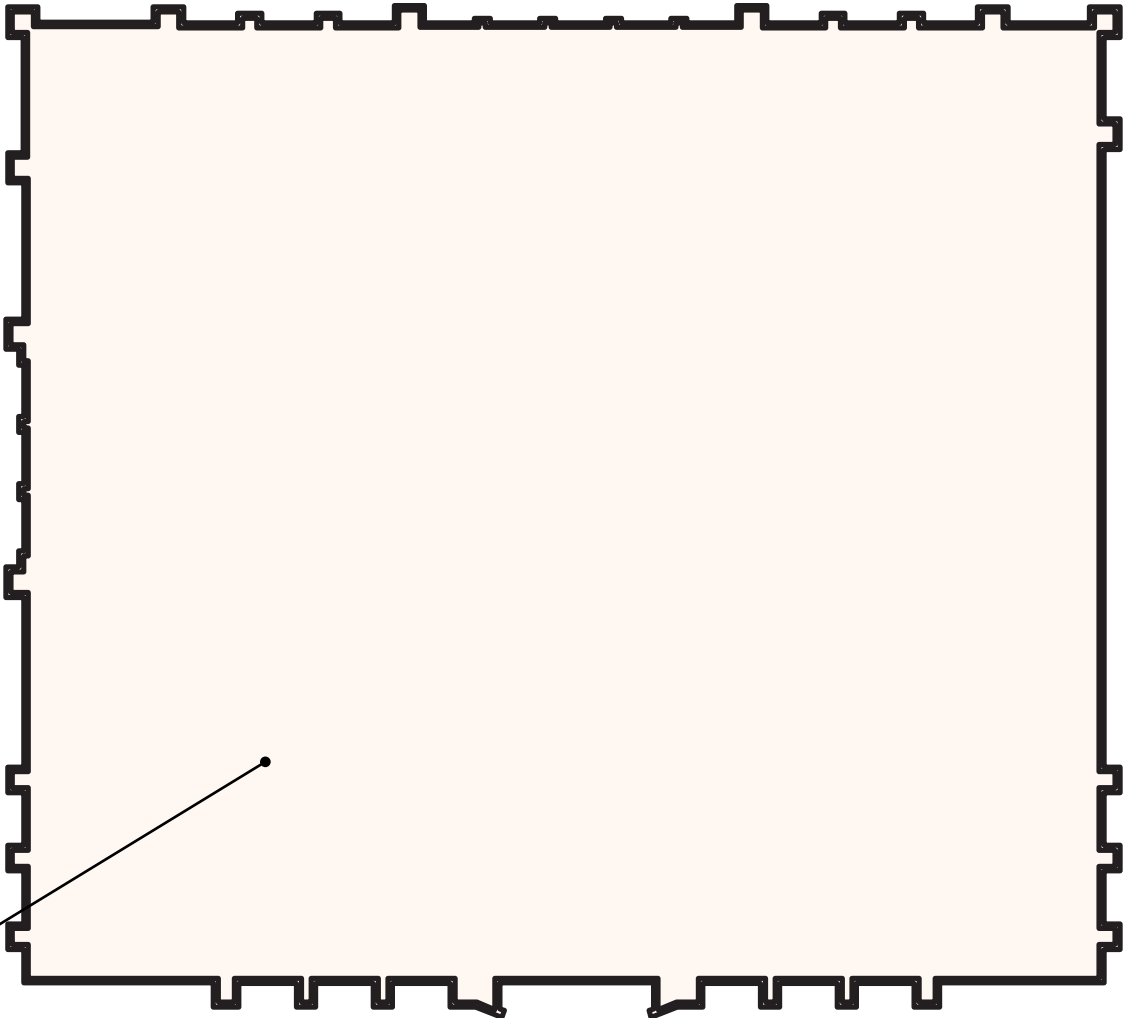
Built in 2012 & 2015

Southwest Metro

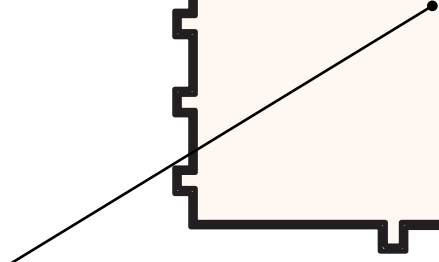


Floor Plan - Building 1

- Building Common Areas
- Available Space
- Occupied Space

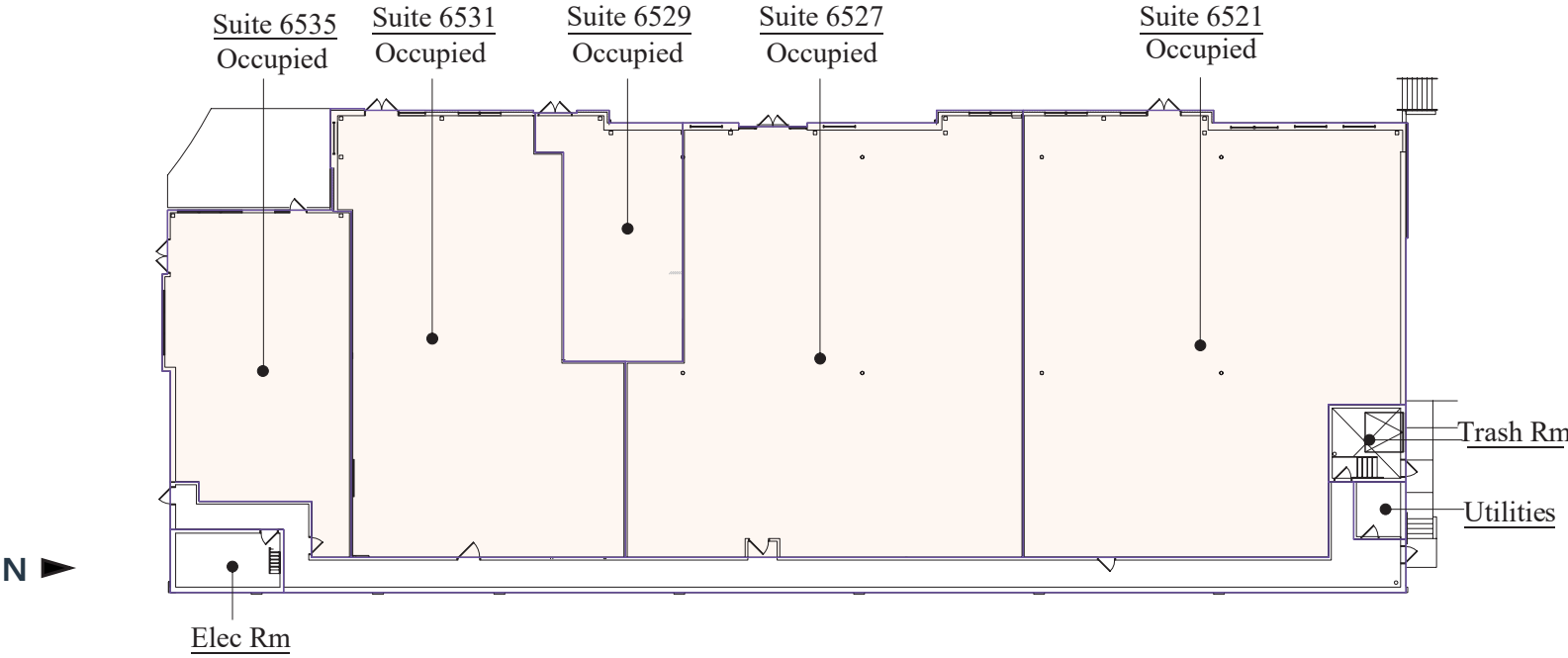


Occupied by
LA Fitness



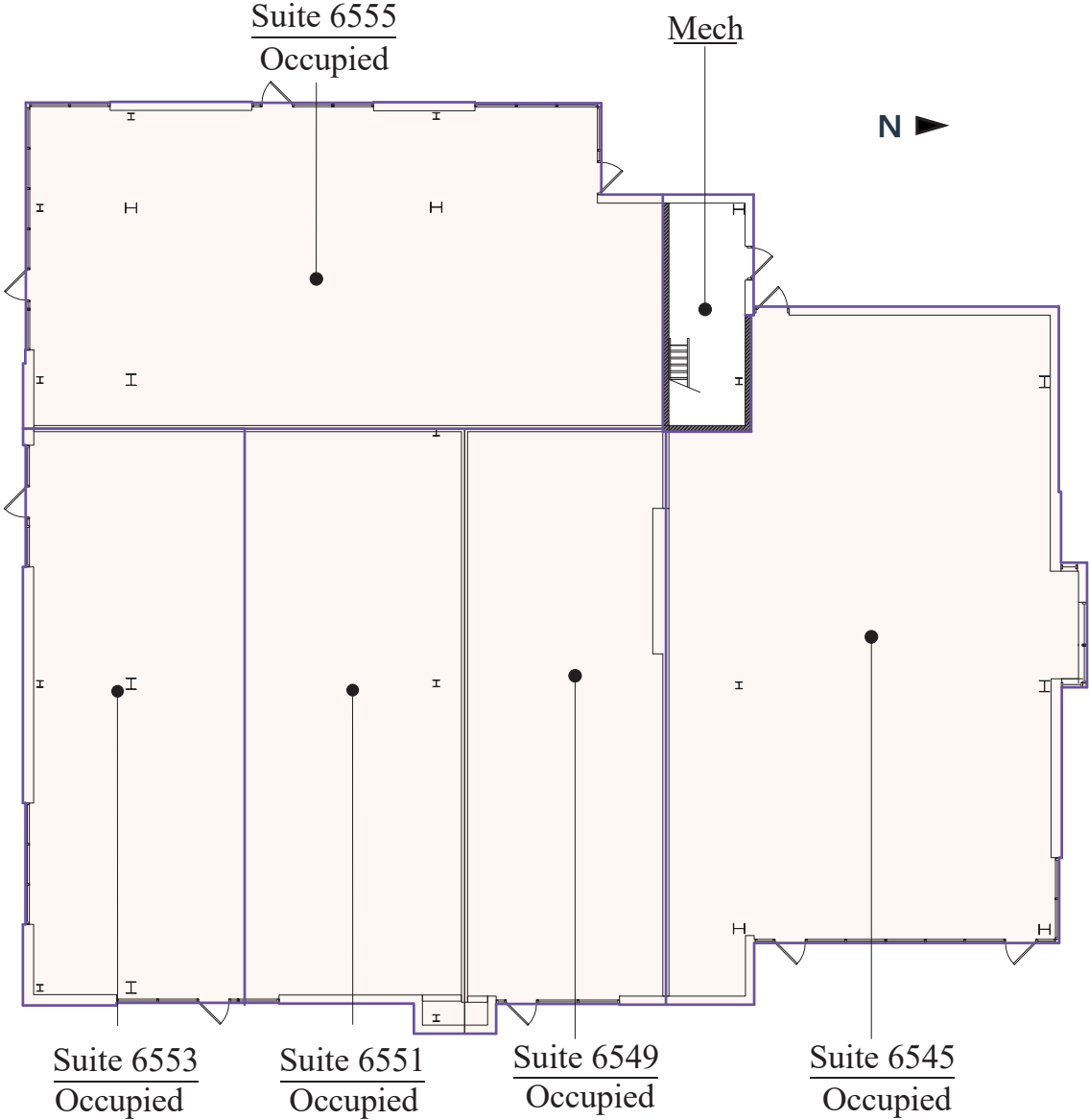
Floor Plan - Building 2

- Building Common Areas
- Available Space
- Occupied Space



Floor Plan - Building 3

- Building Common Areas
- Available Space
- Occupied Space



Site Plan



The Neighborhood



Hot Spots

- | | |
|----------------------------|-----------------------------|
| 1. Lyndale Station | 5. Market Plaza |
| 2. Lakewinds Food Co-op | 6. Richfield History Center |
| 3. Academy of Holy Angels | 7. Richfield High School |
| 4. Wood Lake Nature Center | 8. Richfield Ice Arena |

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	31,080	241,641	488,666
HOUSEHOLDS	18,996	106,870	211,424
AVG. INCOME	\$117,135	\$139,181	\$129,538



Lyndale Station

6501 - 6545 Lyndale Avenue South
Richfield, MN 55423



PROPERTY MANAGER
LEASING AGENT

Greg Croucher

651-999-5515
gcroucher@wellingtonmgt.com



St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

Wellington Management © 2021 All rights reserved.