

# Lyndale Station

**1,133 SF of retail space for lease**

6501 - 6545 Lyndale Avenue South  
Richfield, MN 55423

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**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'

### Space Available

Owner, Manager, Leasing

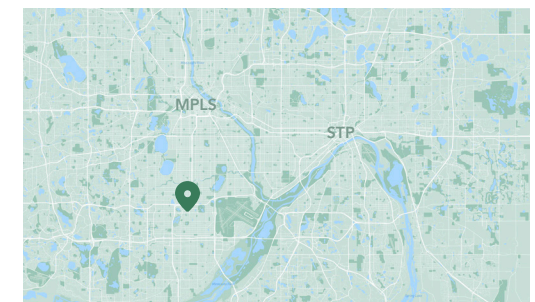
72,000 SF total; 1,133 SF available

400 surface stalls, 5.5 : 1,000 SF

Three-building single-story retail

Built in 2012 & 2015

Southwest Metro



# Available Suite

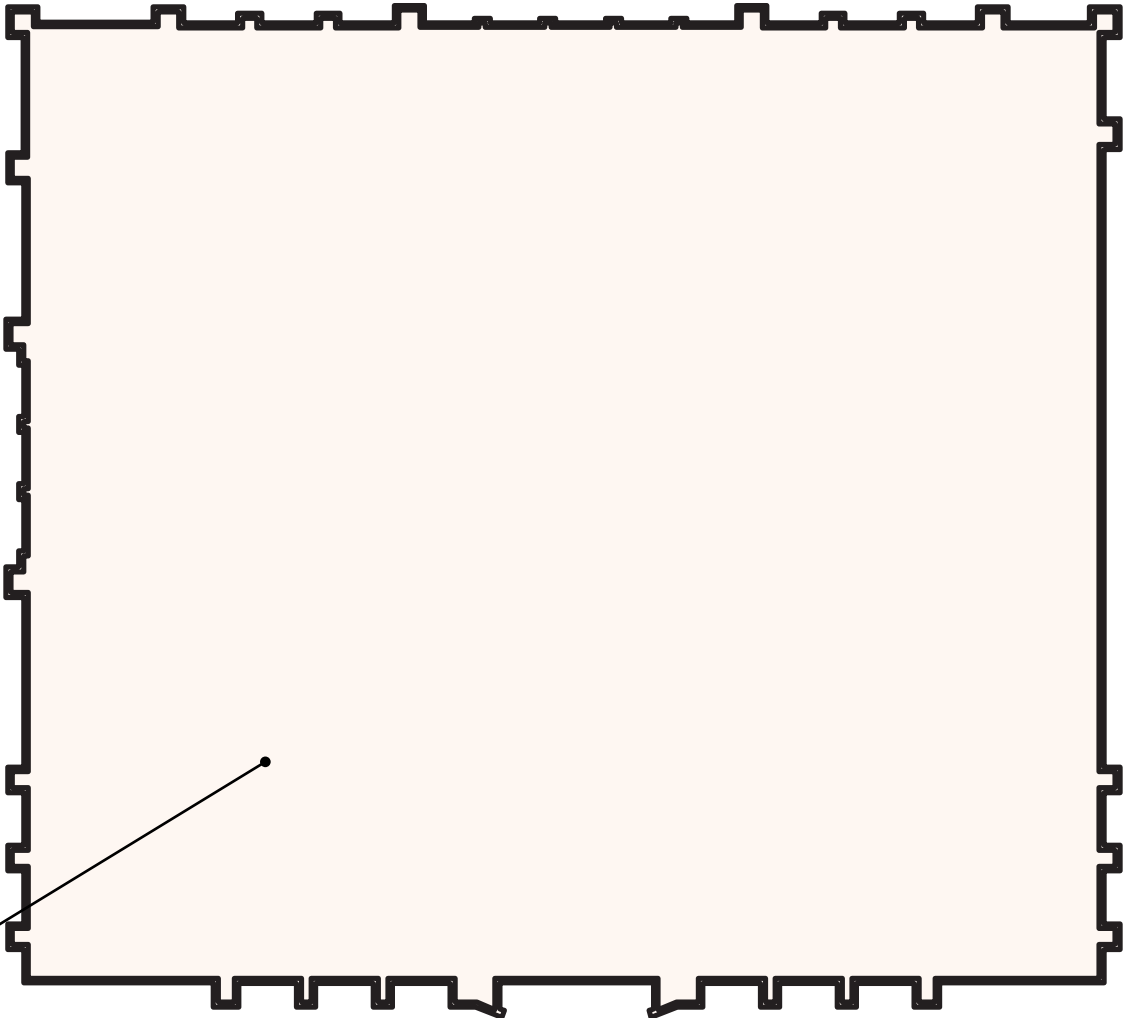


Suite 6553 - 1,133 SF

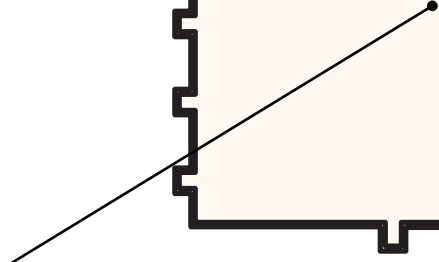
3D Tour 

# Floor Plan - Building 1

- Building Common Areas
- Available Space
- Occupied Space

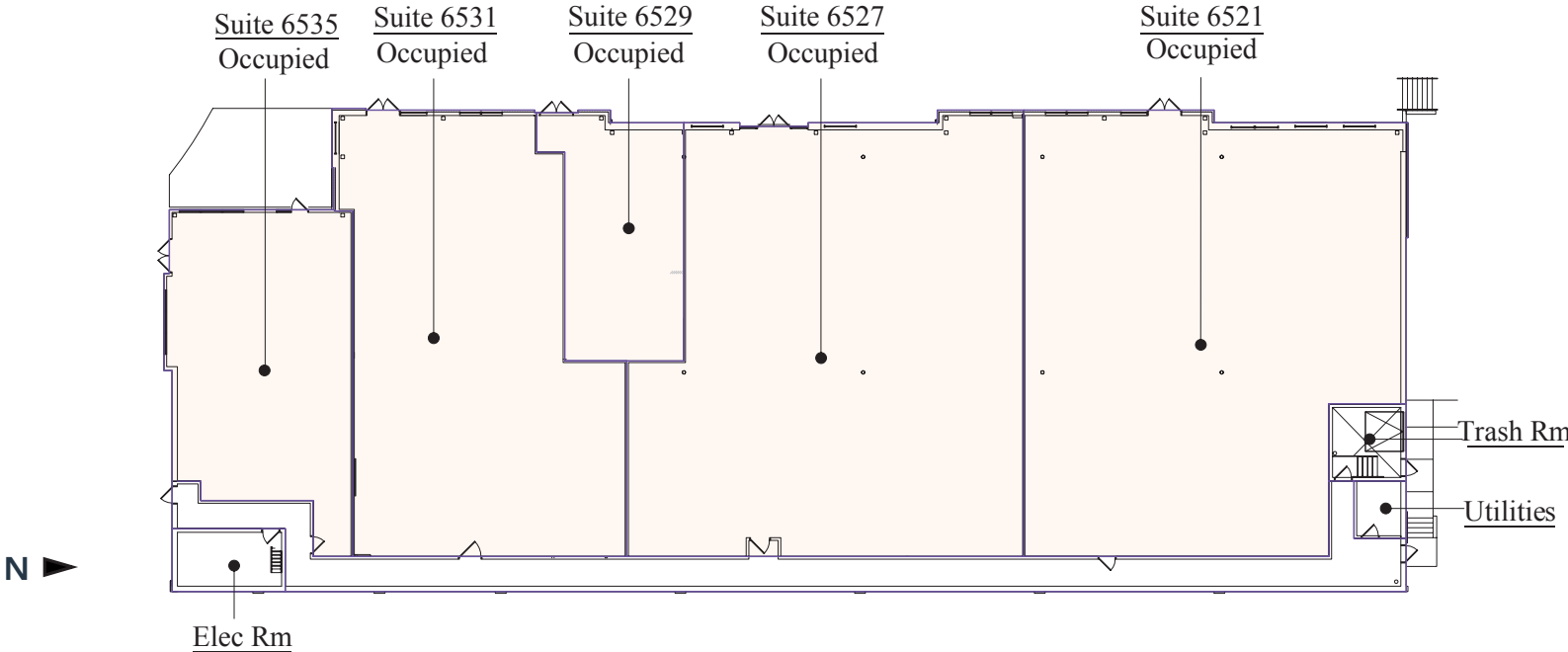


Occupied by  
LA Fitness



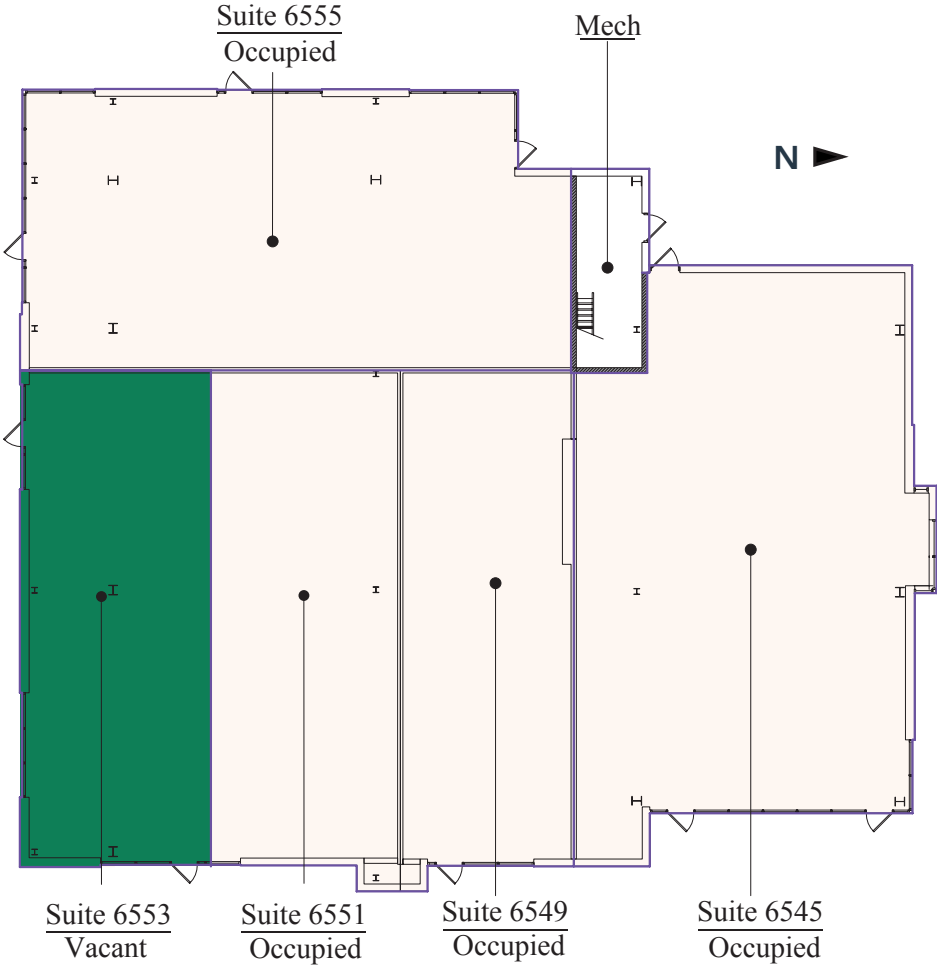
# Floor Plan - Building 2

- 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	\$80,169	\$84,933	\$95,736





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PROPERTY MANAGER  
LEASING AGENT

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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.

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