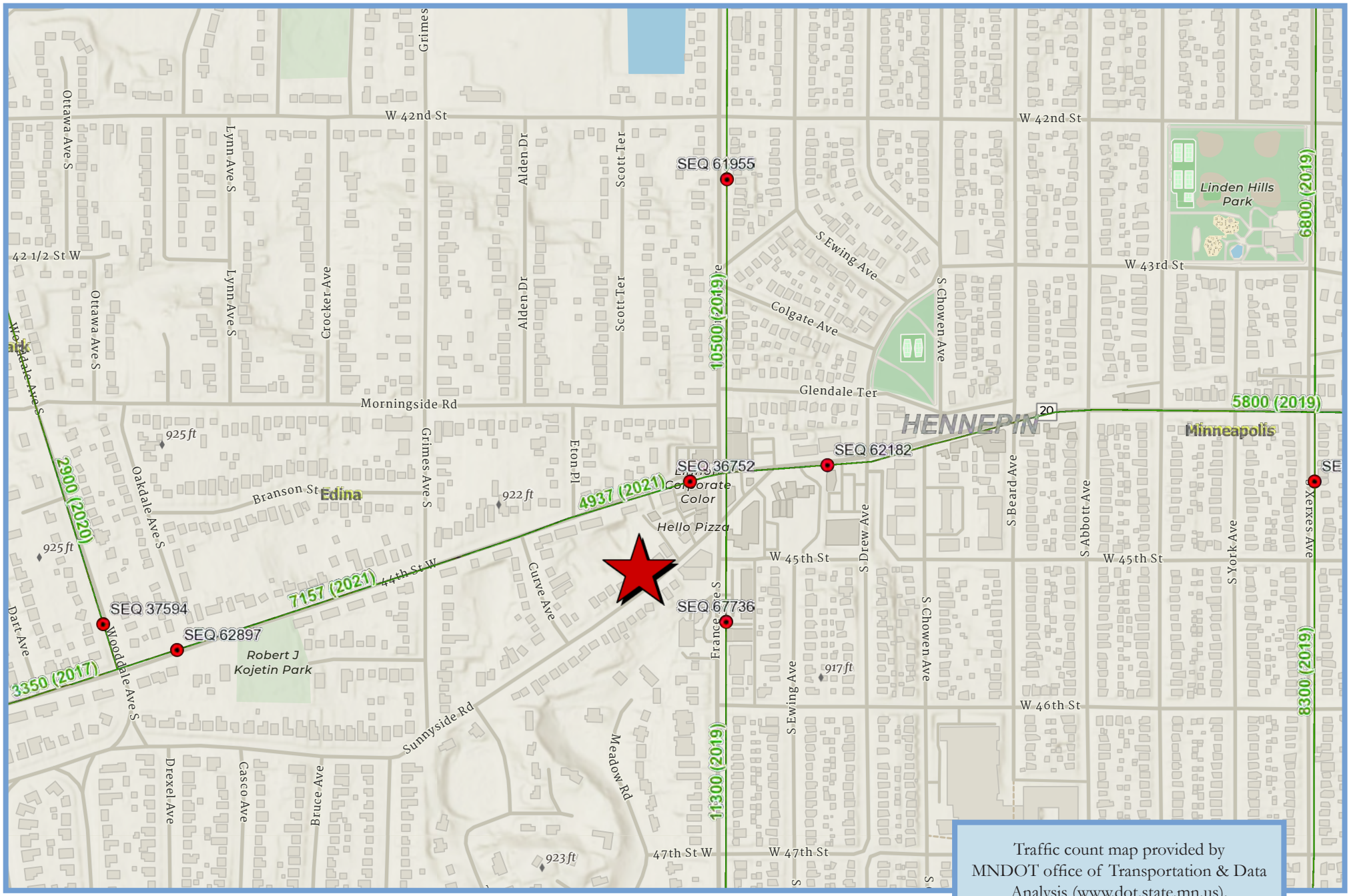
hj development

TRAFFIC COUNT INFORMATION | EDINA RETAIL BUILDING

Sunnyside Road & France Avenue S | Edina, MN 55424



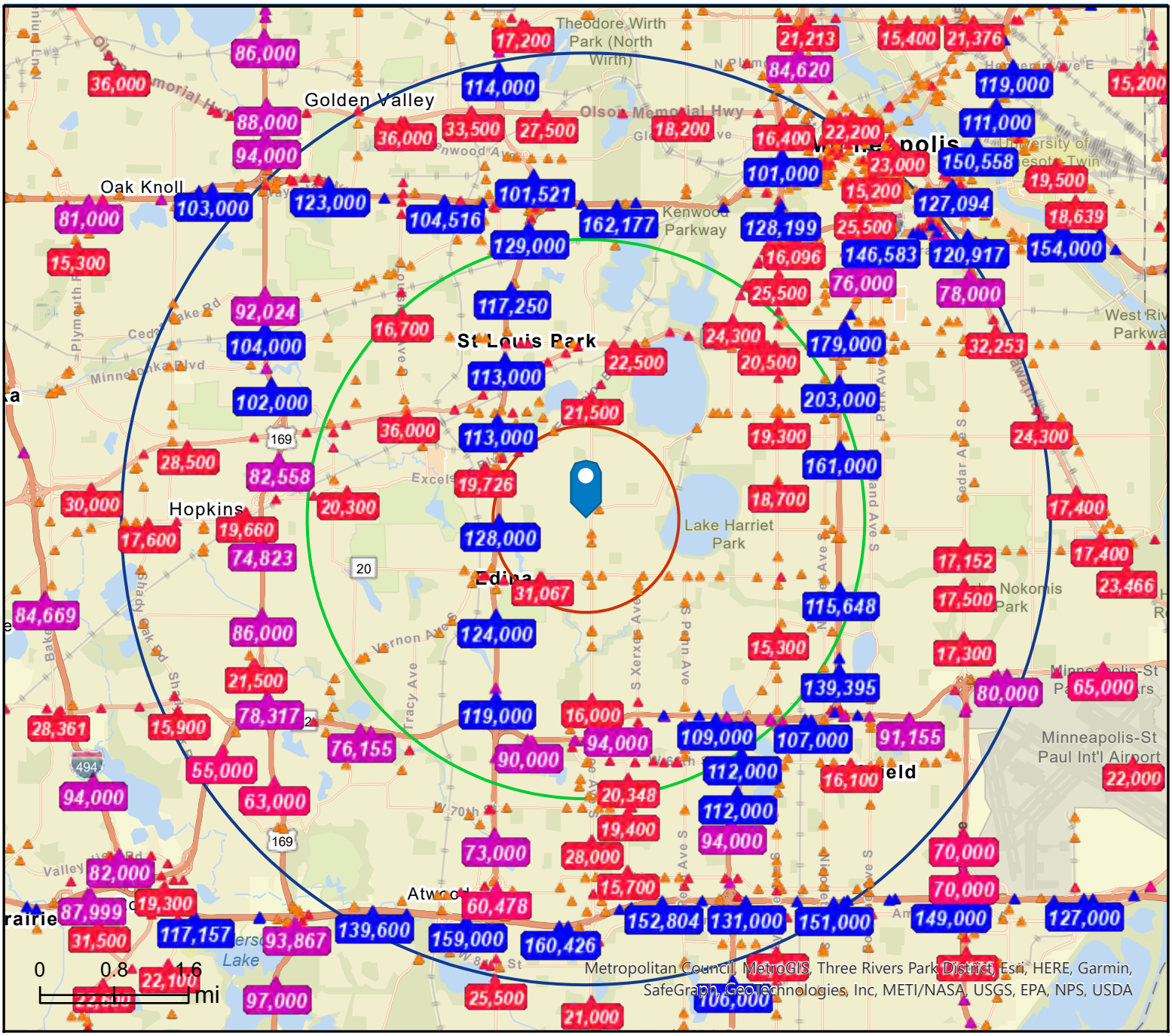
Traffic count map provided by MNDOT office of Transportation & Data Analysis (www.dot.state.mn.us).

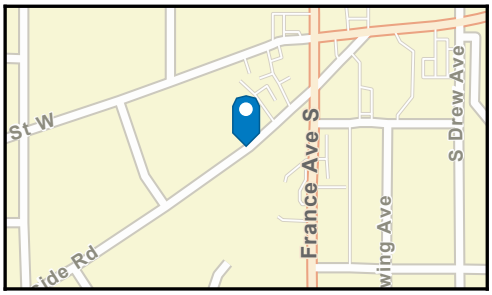
Chris Moe, CCIM • Brian Merz | 952-476-9400 | hjdevelopment.com

Traffic Count Map

3940 Sunnyside - Edina, MN
3940 Sunnyside Rd, Minneapolis, Minnesota, 55424
Rings: 1, 3, 5 mile radii

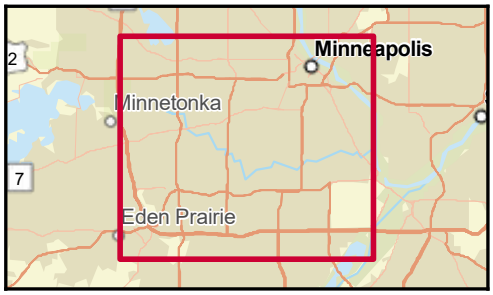
Prepared by HJ Development
Latitude: 44.92123
Longitude: -93.33029





Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

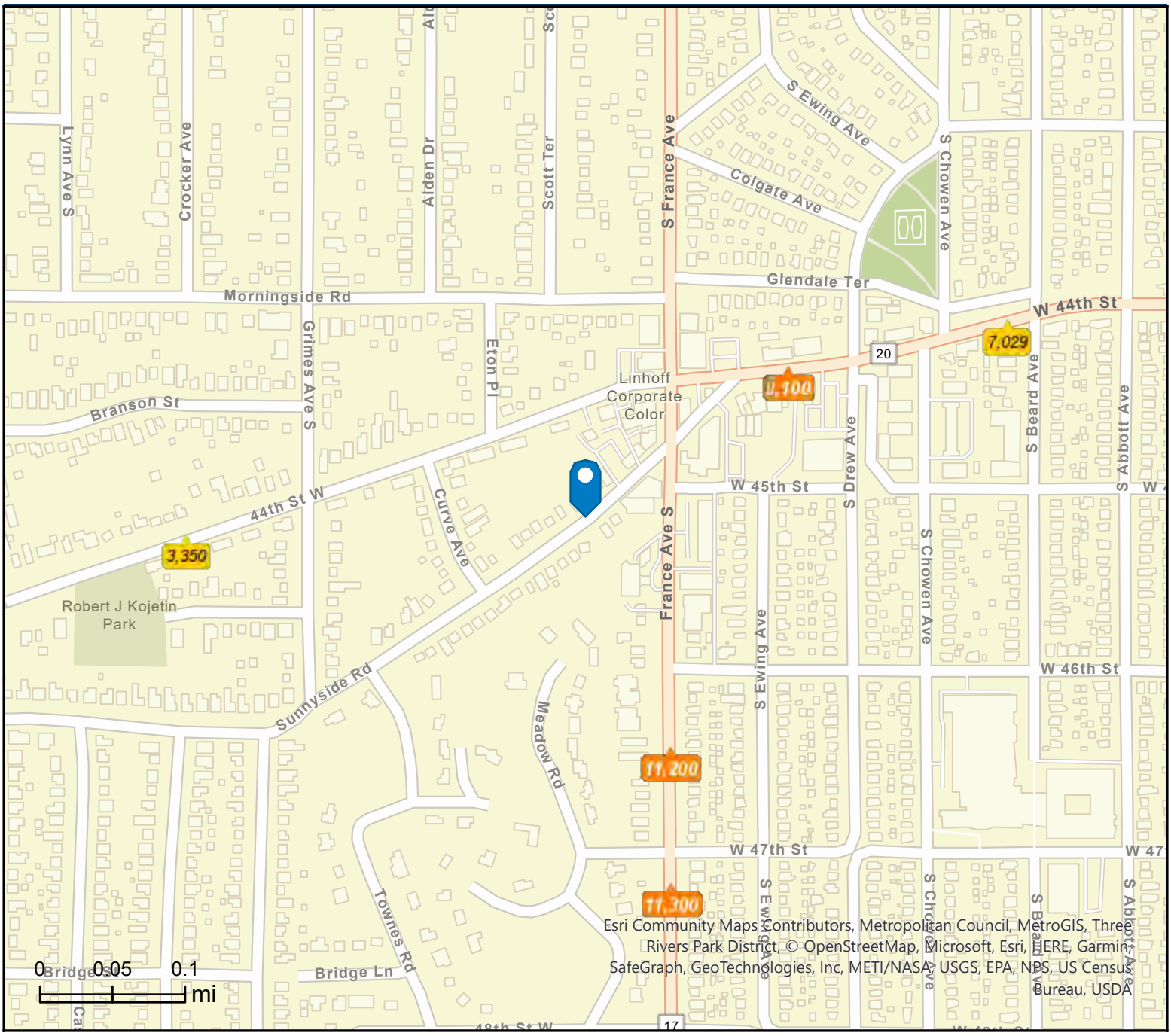
July 29, 2023

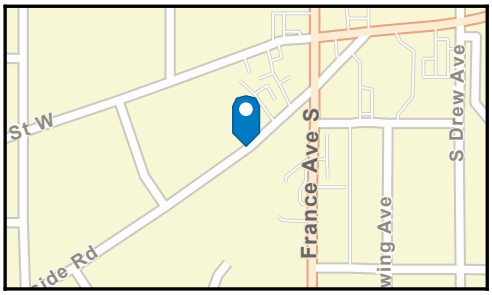
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Traffic Count Map - Close Up

3940 Sunnyside - Edina, MN
3940 Sunnyside Rd, Minneapolis, Minnesota, 55424
Rings: 1, 3, 5 mile radii

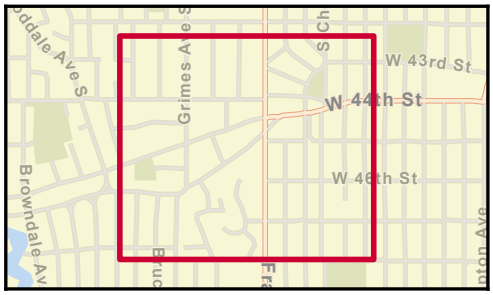
Prepared by HJ Development
Latitude: 44.92123
Longitude: -93.33029





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

July 29, 2023

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Traffic Count Profile

3940 Sunnyside - Edina, MN
3940 Sunnyside Rd, Minneapolis, Minnesota, 55424
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 44.92123
Longitude: -93.33029

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.17	France Ave S	W 46th St (0.06 miles N)	2015	11,200
0.17	W 44th St	Sunnyside Ave (0.02 miles W)	2015	8,100
0.26	France Ave S	W 47th St (0.02 miles N)	2019	11,300
0.27	W 44th St	Grimes Ave S (0.09 miles E)	2017	3,350
0.32	W 44th St	Chowen Ave S (0.05 miles W)	2011	7,029
0.40	44th Street West	France Ave S (0.04 miles E)	2021	7,157
0.43	W 44th St	Zenith Ave S (0.03 miles E)	2019	5,800
0.44	France Ave S	W 42nd St (0.04 miles S)	2019	10,500
0.47	Wooddale Ave S	W 44th St (0.07 miles S)	2017	3,250
0.54	W 49th 1/2 St	France Ave S (0.04 miles E)	2017	5,600
0.56	Xerxes Ave	W 44th St (0.06 miles N)	2015	7,300
0.57	Halifax Avenue South	W 50th St (0.02 miles S)	2021	4,366
0.59	Xerxes Ave	W 47th St (0.05 miles S)	2011	7,235
0.60	West 50th Street	Aldrich Ave S (0.03 miles E)	2021	9,548
0.60	W 50th St	France Ave S (0.03 miles E)	2017	9,300
0.61	Xerxes Ave S	Xerxes Ave S (0.0 miles SW)	2019	7,400
0.62	W 50th St	Drew Ave S (0.02 miles E)	2015	11,400
0.67	W 44th St	Browndale Ave (0.04 miles SW)	2017	3,350
0.70	W 45th St	Vincent Ave S (0.02 miles W)	2009	387
0.70	W 46th St	Vincent Ave S (0.01 miles W)	2009	637
0.70	West 51st Street	France Ave S (0.07 miles SE)	2021	5,590
0.70	France Ave S	W 51st St (0.02 miles S)	2015	10,000
0.74	Upton Ave S	W 45th St (0.03 miles N)	2009	3,596
0.76	Upton Ave S	W 46th St (0.03 miles N)	2009	4,189
0.78	Vernon Avenue	Vernon Ave S (0.02 miles SW)	2021	31,067
0.78	W 39th St	Ewing Ave S (0.02 miles E)	2015	2,900
0.78	Upton Ave S	W 43rd St (0.04 miles N)	2015	5,700
0.79	W 50th St	Wooddale Ave (0.05 miles E)	2017	23,400
0.79	Xerxes Ave	W 41st St (0.05 miles S)	2011	5,263
0.80	W 39th St	Chowen Ave S (0.03 miles E)	2019	3,100

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
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July 29, 2023

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