

1,993 SF Retail

**FOR LEASE**

**800 West Broadway**

800 West Broadway Avenue  
Minneapolis, MN 55411



**Darrin Dufresne**, Director of Commercial Leasing  
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# PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

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## 800 West Broadway

800 West Broadway Avenue  
Minneapolis, MN 55411

- Highly publicized and anticipated redevelopment project with 45,000 sf of leased office space and up to 1,993 sf of available retail space
- Retail spaces ranging from 683-1,993 sf available
- Rent: \$14.00 - \$18.00 psf, Operating Expenses: \$6.71 psf/annually (CAM \$2.52 psf, Tax \$4.03 psf, Insurance \$0.16 psf)
- Co-tenants include NorthPoint Health and Wellness Clinic, North Minneapolis Workforce Center, Minneapolis Public Schools, Women's Press and Jackson Hewitt Tax Preparation Service
- Located directly across from Cub Foods
- Numerous retailers in the immediate area include Footlocker, Family Dollar, McDonald's
- Convenient access to highway I-94
- Traffic counts of 21,000+ vehicles per day on West Broadway Avenue

### Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	21,723	185,635	446,594
Households	7,139	82,754	190,573
Daytime Pop.	28,618	297,845	398,282
Avg. HH Inc.	\$54,728	\$70,713	\$73,568

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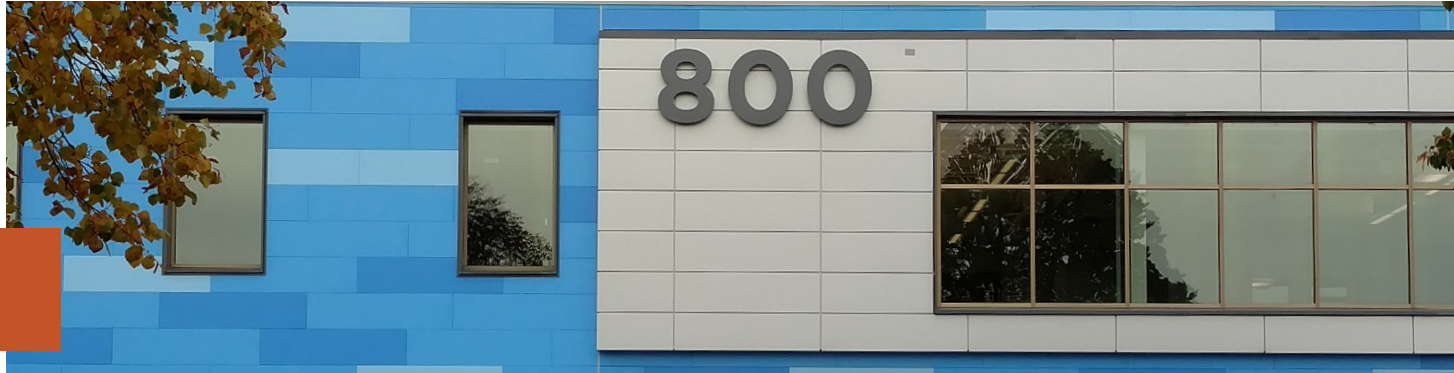
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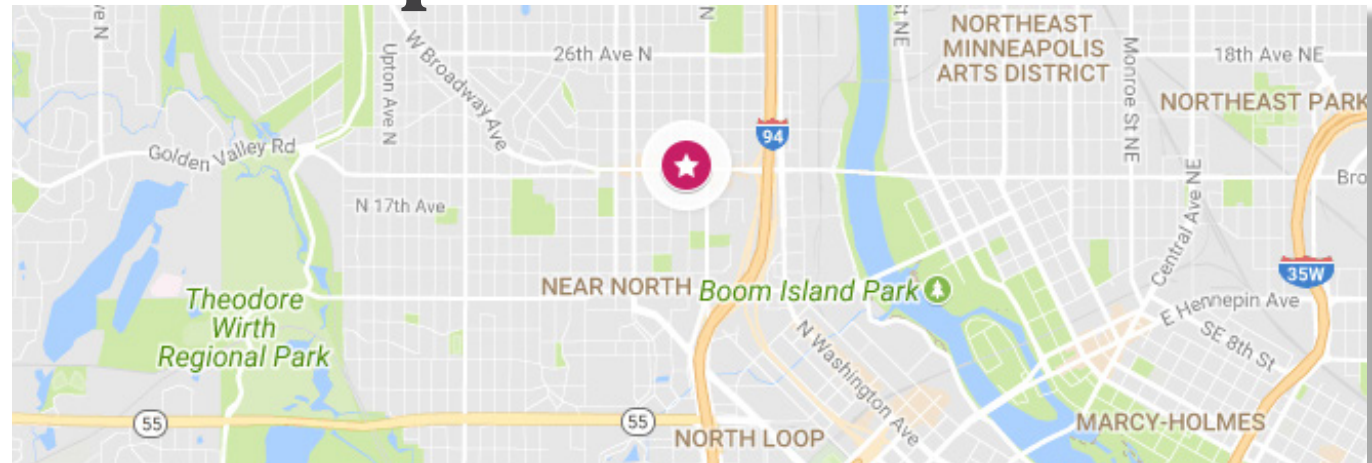
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## Area Map



## Trade Map



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# North Minneapolis & West Broadway Avenue

North Minneapolis is a largely residential neighborhood just under two miles northwest of Downtown Minneapolis. It is nestled between Highway 100 to the West, Highway 55 to the South, and I-94 to the East. The commercial corridor of West Broadway Avenue is an essential vessel for the community in many ways. Not only does West Broadway boast highly accessible public transportation options and anchors various shopping centers, but it also is home to an array of community-devoted organizations, including but not limited to: EMERGE Community Development, Juxtaposition Arts, Appetite for Change, and Northside Achievement Zone.

West Broadway Avenue is a cultural hub for North Minneapolis, hosting the West Broadway Farmers Market every June through October, as well as the neighborhood's annual FLOW Northside Arts Crawl, a celebration of the arts stretching a mile and a half down the avenue that showcases over 300 local artists.

## Mobility Scores\*



79

Very Walkable



54

Good Transit



84

Very Bikeable

\*Scores are measured on a 1-100 scale.

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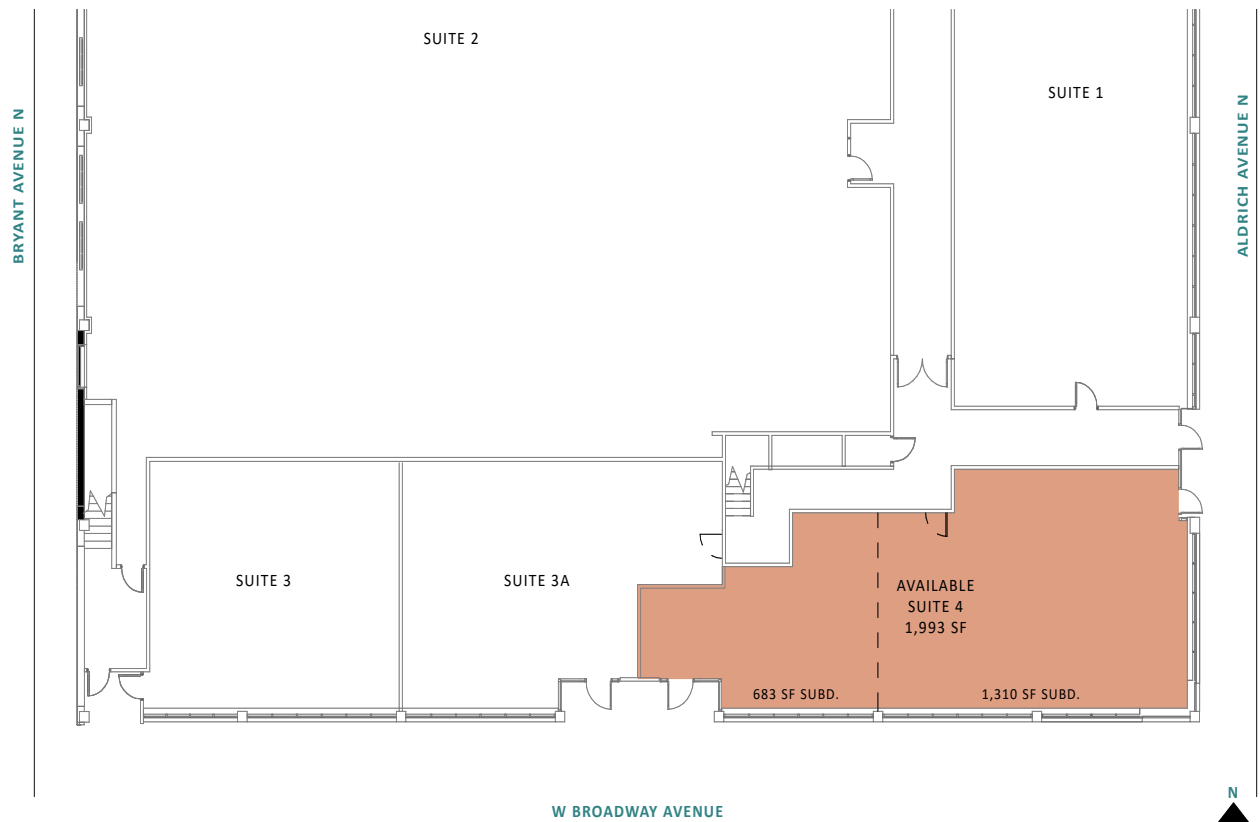
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# Available Spaces



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