

3,269 SF Retail

FOR LEASE

Camden Center

4201-4209 Webber Parkway
Minneapolis, MN 55412



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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



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- 3,269sf 1st floor retail sprinkled space available for lease on high-traffic Lyndale Ave in Minneapolis.
- Rent: \$13.00 annual/psf, Operating Expenses: \$10.16 annual/psf (CAM \$5.08 psf, Tax \$4.81 psf, Insurance \$.27 psf)
- Co-tenants wit North Memorial Health and Subway
- Fantastic storefront exposure along Lyndale Ave and 42nd Ave N
- In close proximity to Hwy 94 and Hwy 694
- Signage opportunities available
- Zoned C2 - Neighborhood Corridor Commercial District

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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	12,332	143,716	380,466
Households	4,536	54,963	159,903
Daytime Pop.	11,018	133,510	439,696
Avg. HH Inc.	\$53,708	\$71,631	\$82,056

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Area Map



Trade Map



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About Webber - Camden

Webber-Camden is a beautiful, friendly, and welcoming neighborhood in North Minneapolis. The largest neighborhood in the Camden community, Webber-Camden is bounded by Interstate 94 (to the east), Penn and Newton Avenues (to the west), Webber Parkway (to the north), and Dowling Avenue (to the south).

Webber - Camden is a neighborhood in Minneapolis, Minnesota with a population of 5,097. Webber - Camden is in Hennepin County. Living in Webber - Camden offers residents a dense suburban feel and most residents rent their homes. In Webber - Camden there are a lot of parks. Many families live in Webber - Camden and residents tend to be liberal.

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Mobility Scores



69

Somewhat Walkable



46

Some Transit



70

Very Bikeable

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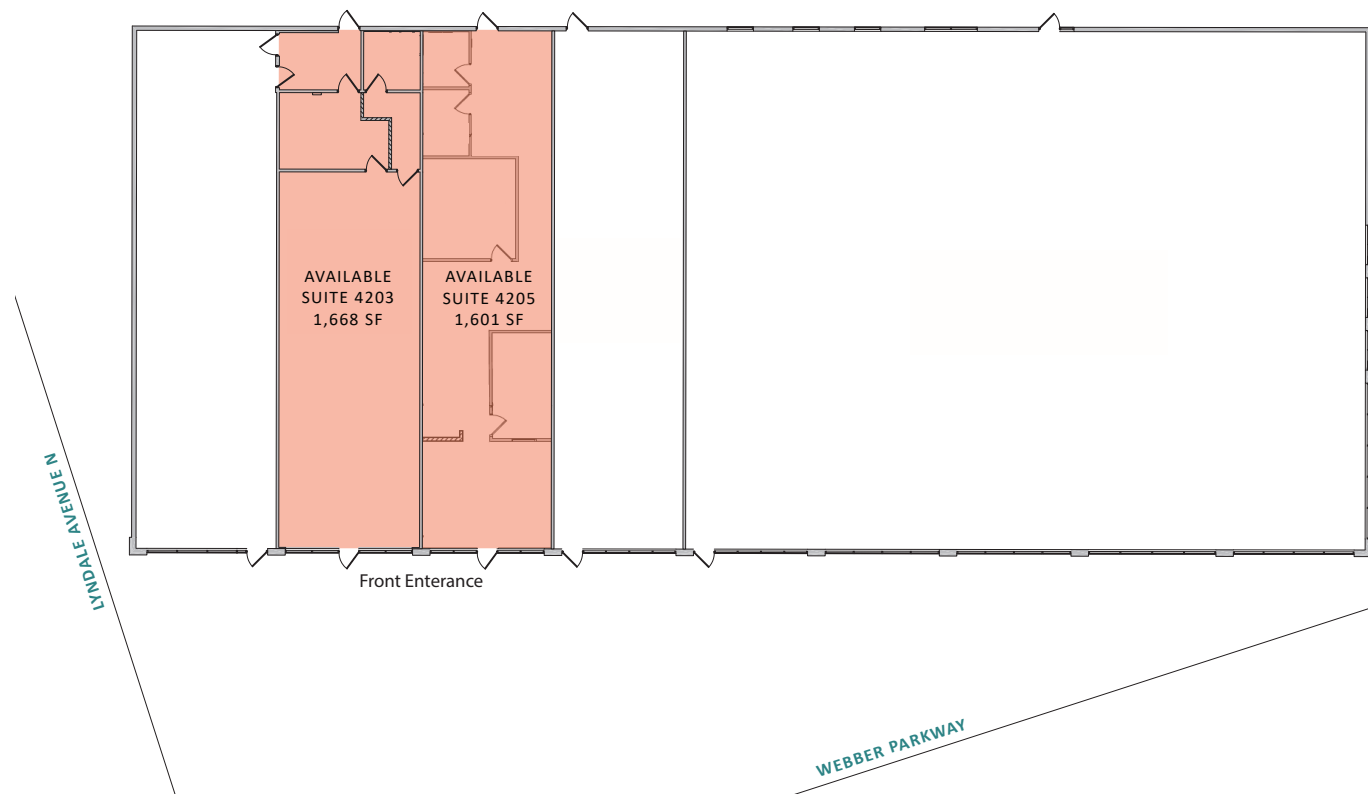
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Available Spaces



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