

1,586 SF Retail

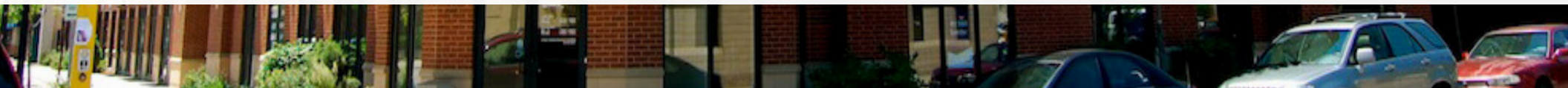
FOR LEASE

Central Avenue Lofts

2336 Central Avenue Northeast
Minneapolis, MN 55418



Darrin Dufresne, Director of Commercial Leasing
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www.Sherman-Associates.com



PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Central Avenue Lofts

2336 Central Avenue Northeast
Minneapolis, MN 55418

- 1,586 sf 1st floor retail space available for lease on high-traffic Central Avenue in Northeast Minneapolis
- Rent: \$12.00 - \$16.00 annual/psf, Operating Expenses: \$3.68 annual/psf (CAM \$1.77 psf, Tax \$1.75 psf, Insurance \$0.16 psf)
- Co-tenants include US Bank, Amana Dental, and Madina Academy
- Fantastic storefront exposure along Central Avenue
- In close proximity to I-94 and I-35W
- Signage opportunities available

Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	22,453	156,652	414,130
Households	9,568	64,135	173,747
Daytime Pop.	16,160	321,238	610,962
Avg. HH Inc.	\$63,918	\$68,566	\$70,870

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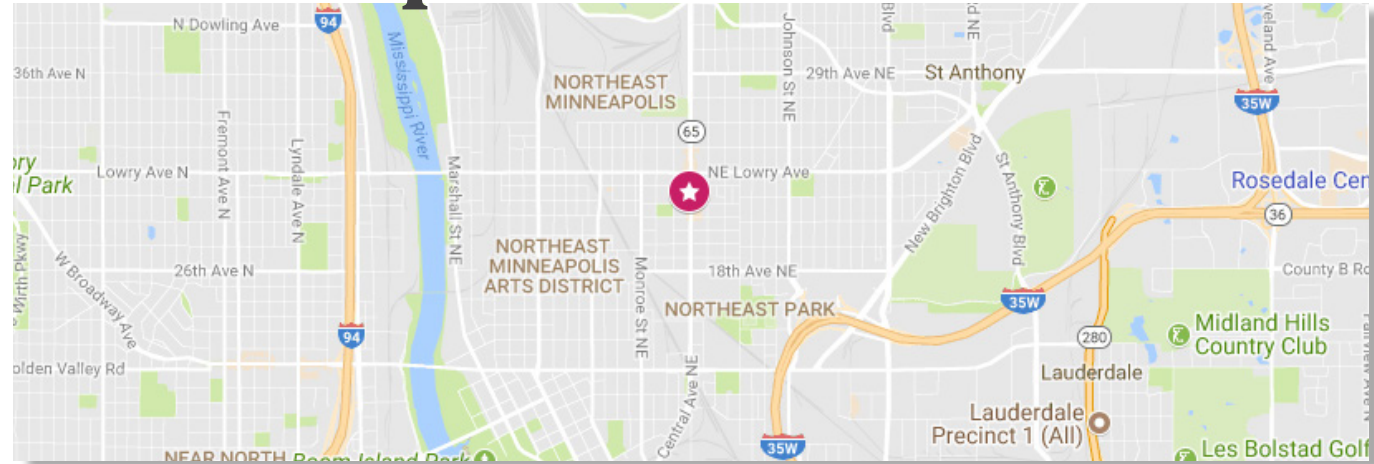
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Area Map



Trade Map



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Northeast & Central Avenue

Northeast Minneapolis is a quick 10-minute drive from Downtown, located along the northeast bank of the Mississippi River. It is comprised of 13 smaller neighborhoods bounded by the Mississippi River to the West, Hennepin Ave to the South, Stinson Boulevard to the East, and 37th Avenue to the North.

Northeast Minneapolis has recently experienced a resurgence as local artists and commercial retailers have found success in its sphere, and has become a mecca for the arts, craft beer, and some of the trendiest bars and restaurants in the Twin Cities. Northeast is home to the annual Art-A-Whirl arts festival; Boom Island Park, a park with walking and biking paths that run along the Mississippi River; Nicollet Island's landmark Grain Belt Beer sign; and Surdyk's Liquor and Cheese Shop, a neighborhood staple since 1934.

Northeast's commercial districts are saturated along major corridors such as Hennepin Ave, University Ave, and Central Ave. Since the late 1800s, Central Ave NE has been an epicenter of enduring immigrant businesses, and today boasts over 50 independently-owned eateries with cuisines from all over the world.

Mobility Scores



88

Very Walkable



49

Some Transit



93

Biker's Paradise

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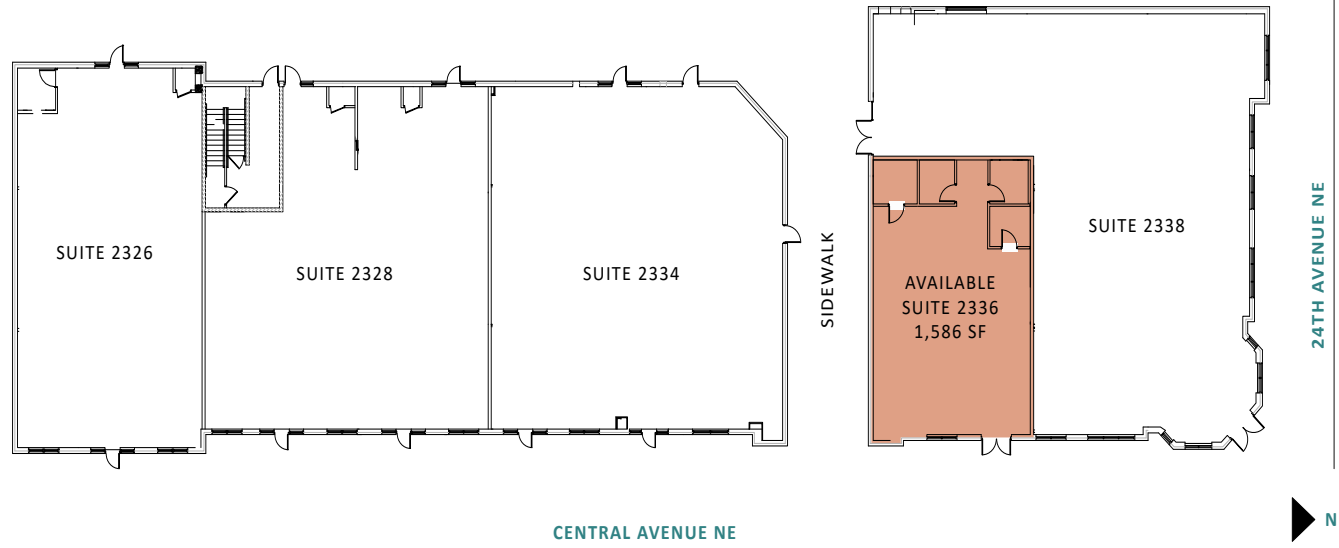
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Available Spaces



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