

FOR LEASE

# HAWTHORN CROSSINGS

1000 W BROADWAY AVE, MINNEAPOLIS, MN



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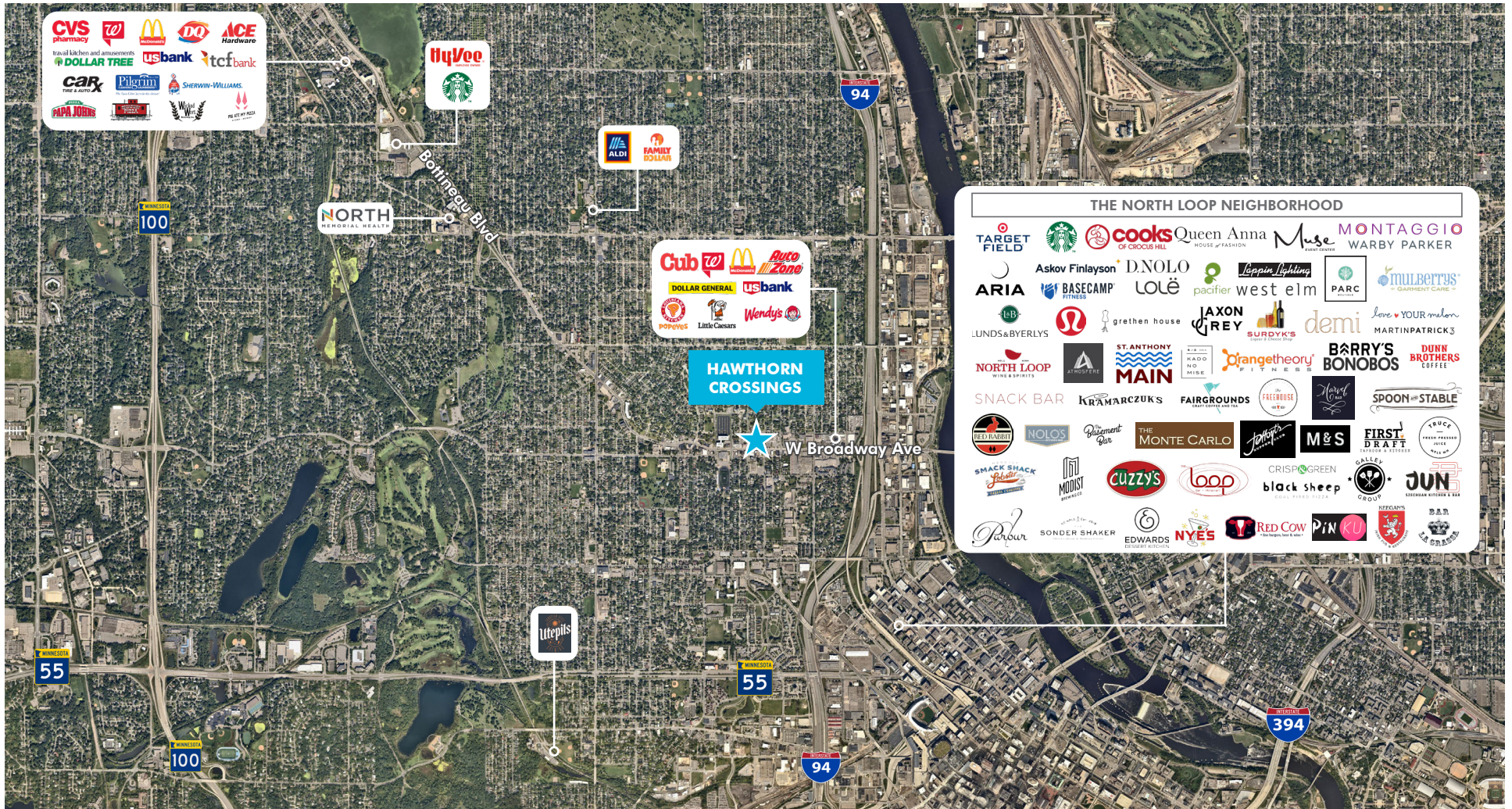
**CBRE**



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## AVAILABLE SPACE

+ 19,903 SF

## NET RENT

+ \$18.00 - \$20.00 PSF

## TAX/CAM/INS

+ \$9.00 PSF (estimated)

## CO-TENANTS



## AREA RETAILERS



## AREA EMPLOYERS



## FEATURES

- + Building & pylon signage available
- + High traffic counts
- + The center of North Minneapolis retail
- + Next to active MTC bus stop
- + Free surface parking
- + Easy on off I-94 at the Broadway Ave exit
- + Short distance to Downtown Minneapolis/North Loop

## TRAFFIC COUNTS

- + W Broadway Ave: 20,300 VPD
- + Emerson Ave N: 5,000 VPD

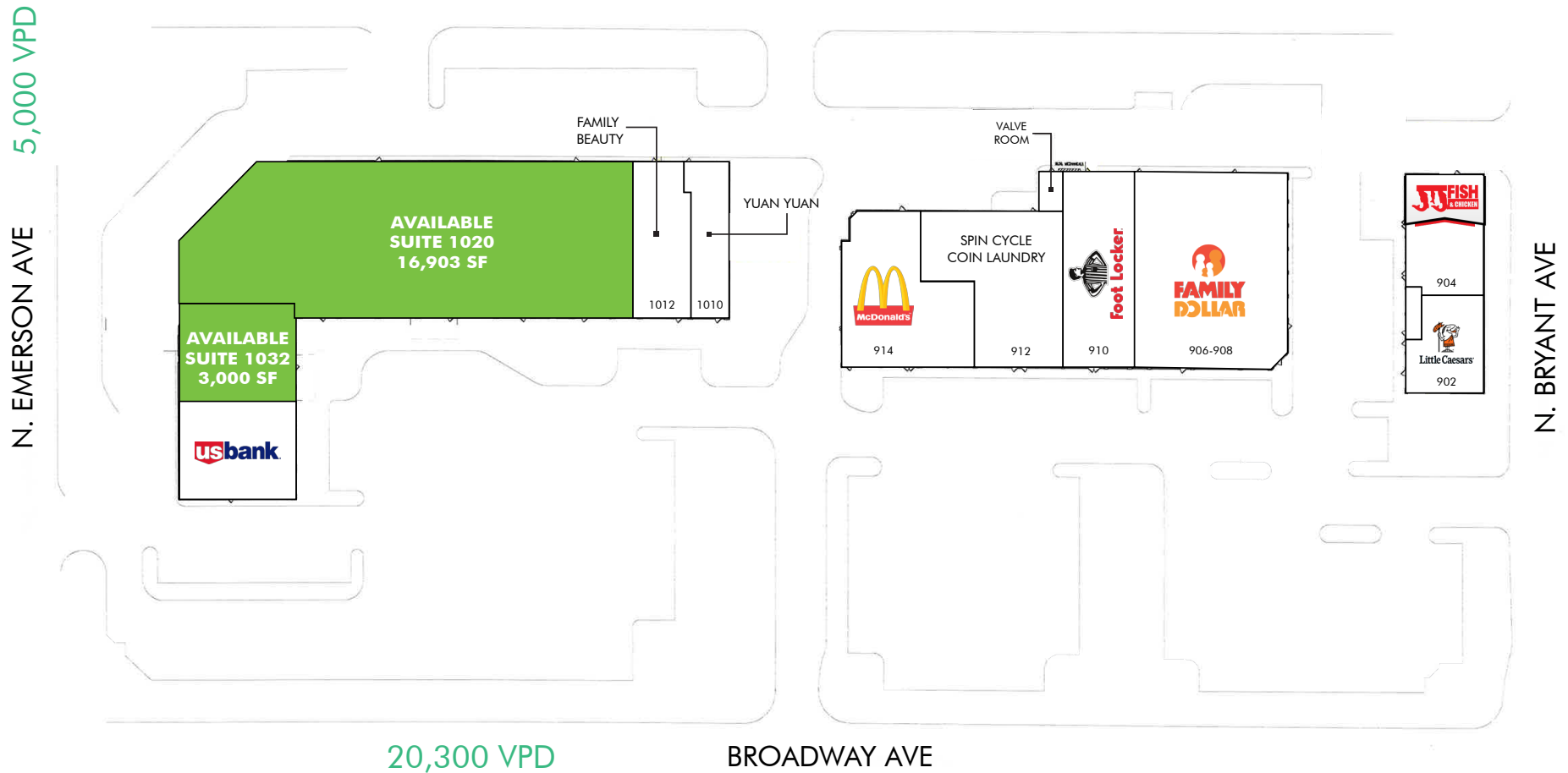
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,270	187,367	456,508
Daytime Population	22,929	247,406	533,044
Average Household Income	\$56,950	\$85,476	\$84,759
Median Household Income	\$35,241	\$54,438	\$57,458

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## CONTACT US

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