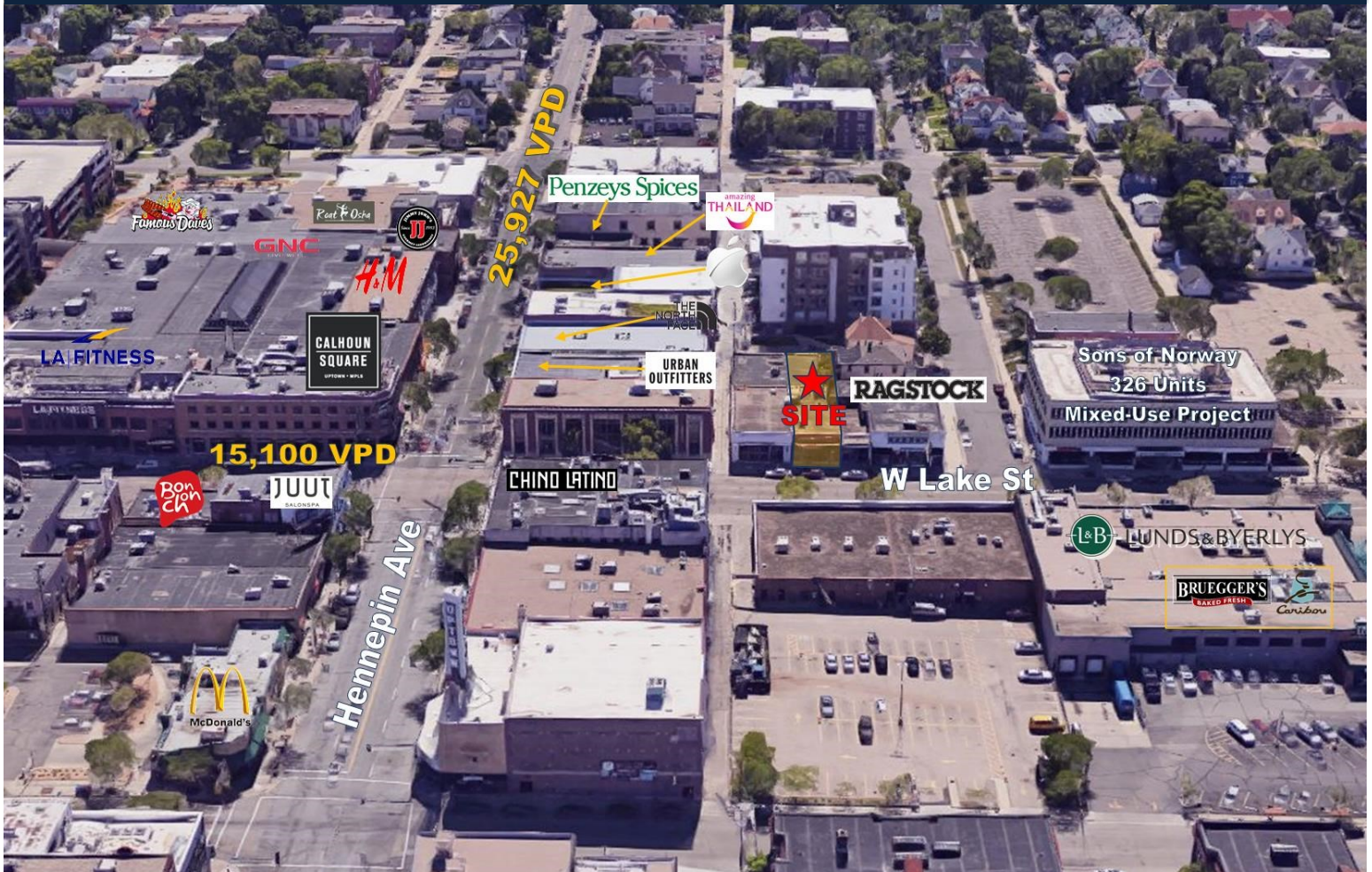


UPTOWN RETAIL SPACE FOR LEASE

CONFIDENTIAL-DO NOT CONTACT EMPLOYEES

1433 W Lake St | Minneapolis, MN | 55408



2,700 SF Available
(Plus 500 SF of Mezzanine Space)

Blake Martin

612.465.8521
blake@upland.com

Sara Swenson

612.465.8523
sara@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

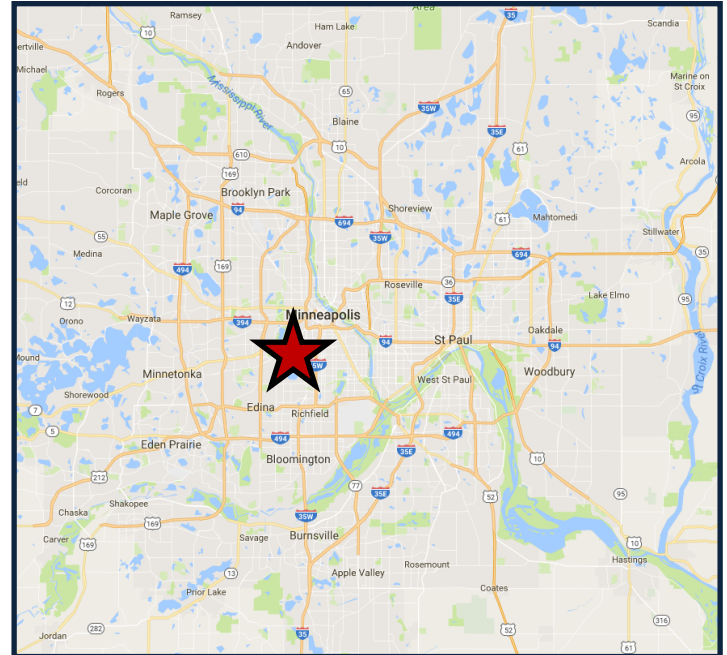
UPLAND
REAL ESTATE GROUP, INC.

Main: 612.332.6600
Fax: 612.376.4489

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	1433 W Lake St
CITY, STATE	Minneapolis, MN
SPACE AVAILABLE	2,700 SF (Plus 500 SF of Mezzanine Space)
LEASE RATE	\$45.00 PSF Gross
LEASE EXPIRATION DATE	Nov. 30, 2023 (Extended Term may be Available)
ZONING	C2
YEAR BUILT	1952
PARKING	Metered Street & Area Ramps



DEMOGRAPHICS

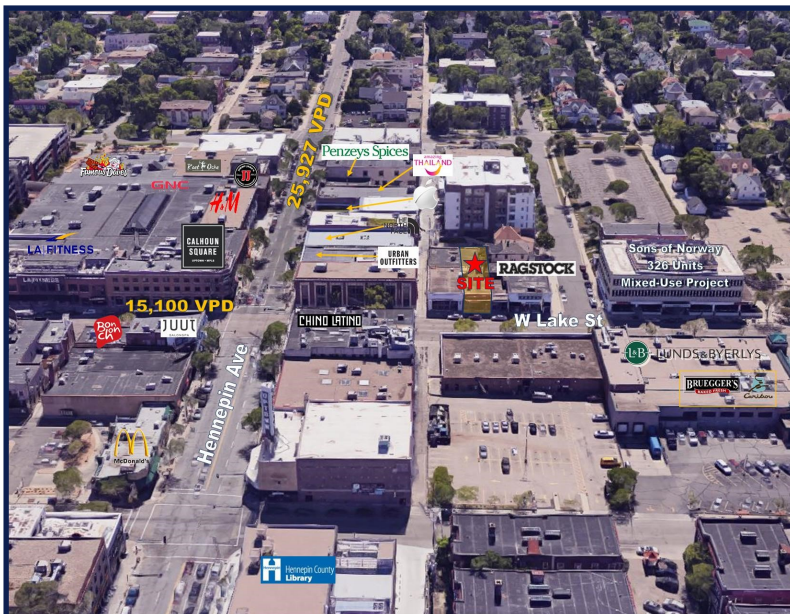
	1-MILE	2-MILE	3-MILE
POPULATION	33,171	109,383	228,334
DAYTIME POPULATION	13,171	52,922	262,715
MEDIAN HH INCOME	\$56,831	\$54,560	\$56,600
AVERAGE HH INCOME	\$92,216	\$88,512	\$91,447
MEDIAN AGE	32.5	33.3	34.0

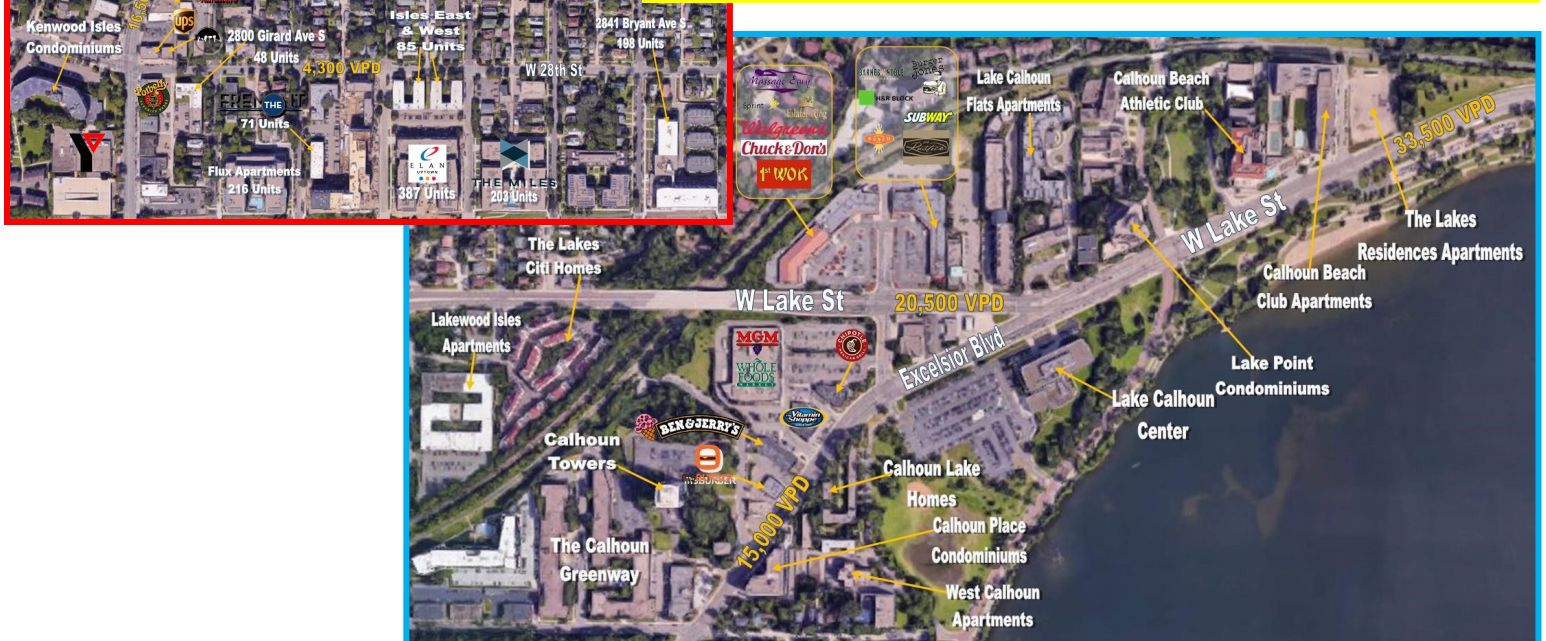
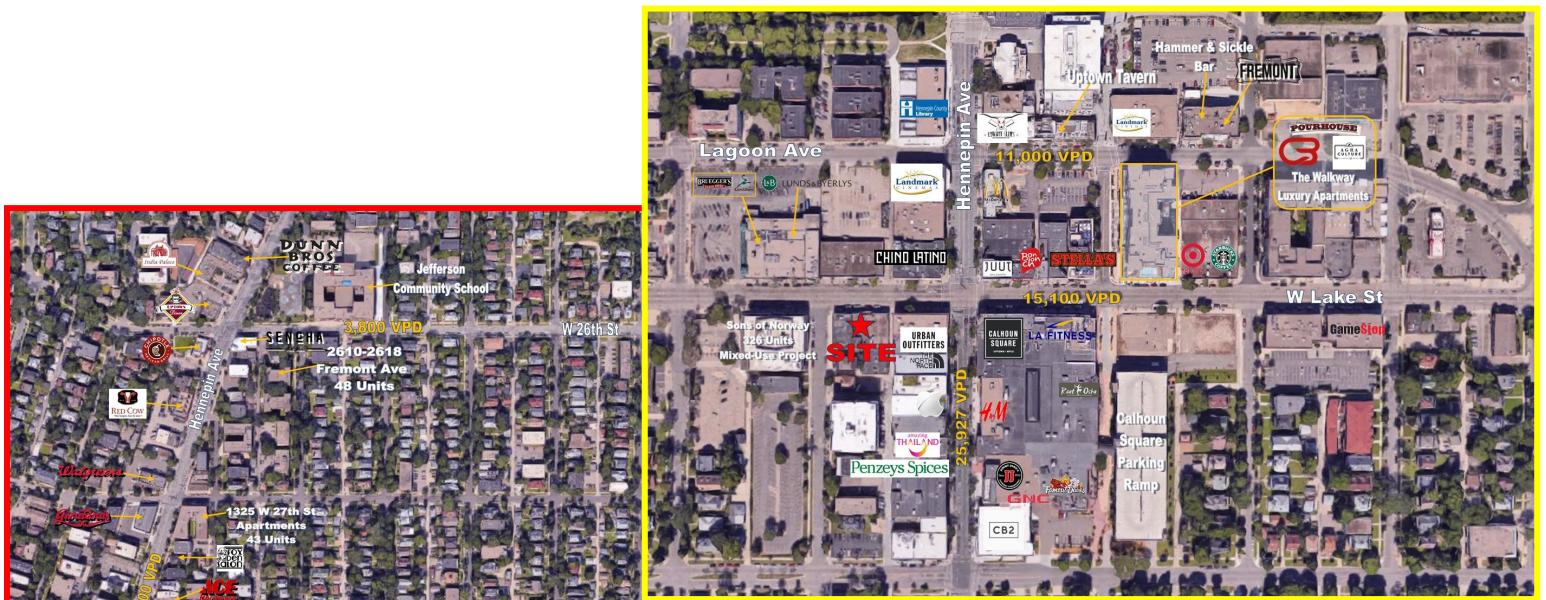
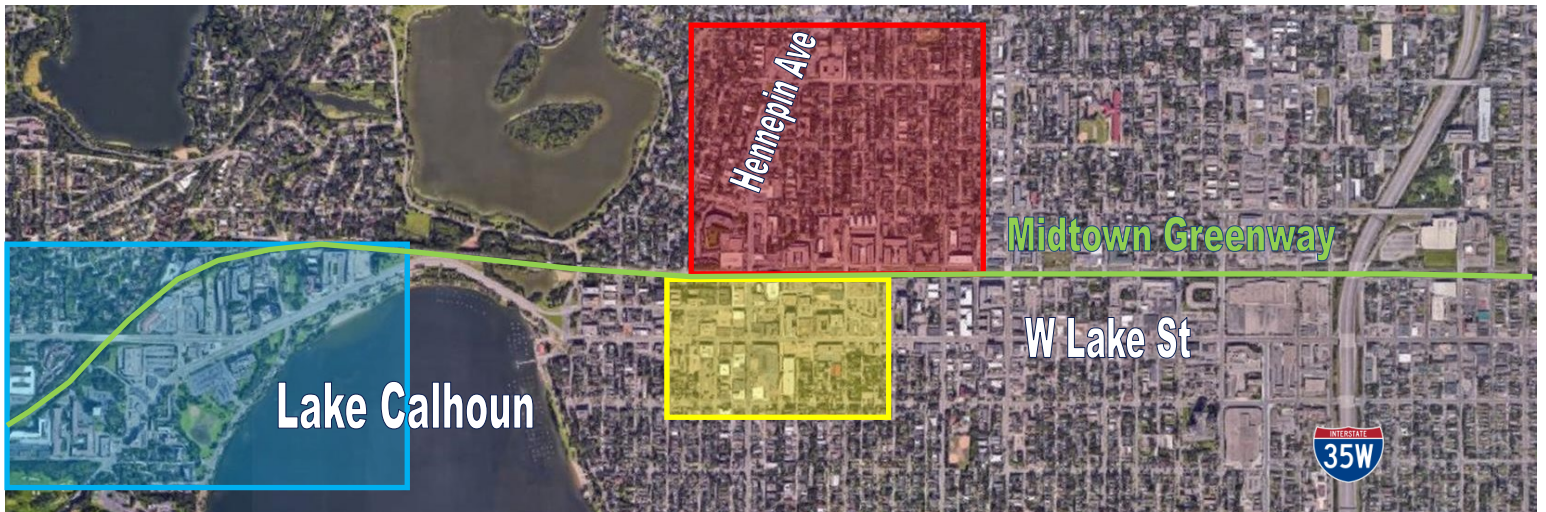
TRAFFIC COUNTS

W LAKE ST	15,100 VPD
HENNEPIN AVE	25,927 VPD
35W	193,000 VPD

COMMENTS

- Near the busiest intersection in Uptown: Lake & Hennepin
- Located in the heart of Uptown near many restaurants and retailers
- Walking distance from:
 - The Walkway Luxury Apartments (91 Units)
 - Flux Apartments (216 Units)
 - Elan Uptown Luxury Apartments (387 Units)
 - The Fremont Apartments (71 Units)
- Near Calhoun Square with a public parking ramp for customers in the area (730 parking stalls)
- Walk Score: 96/100; Daily errands do not require a car
- Extremely dense population, high average HH income, and daytime population





AREA HIGHLIGHTS



Chino Latino

Sleek space with a global menu highlighting spicy treats from tropical regions



Calhoun Square

Vibrant shopping center in the heart of Uptown with a 730 stall parking ramp



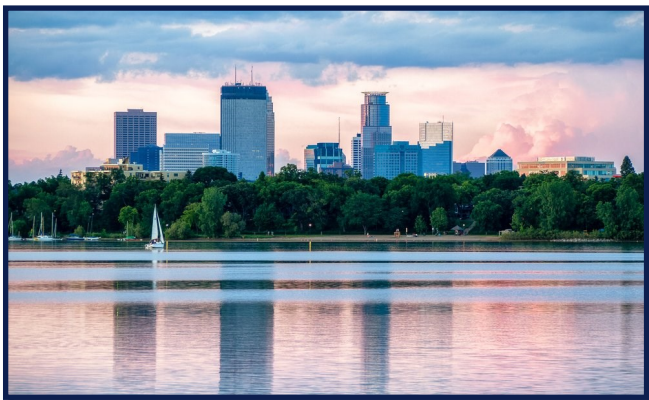
Midtown Greenway

5.5 mile former railroad corridor running right along Lake Street and W 29th St.



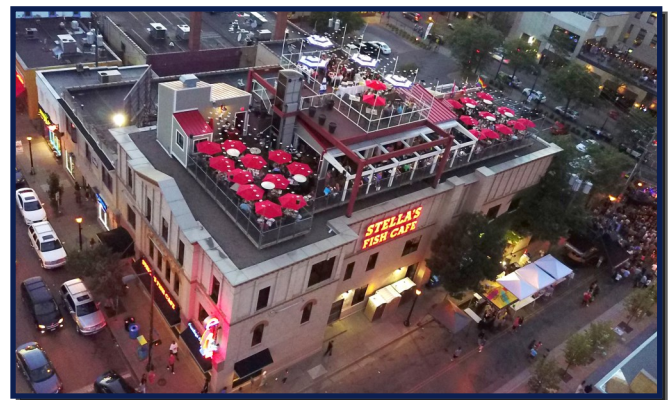
The Walkway

Luxury apartments with The Pourhouse, CycleBar, and Agra Culture on main floor



Lake Calhoun

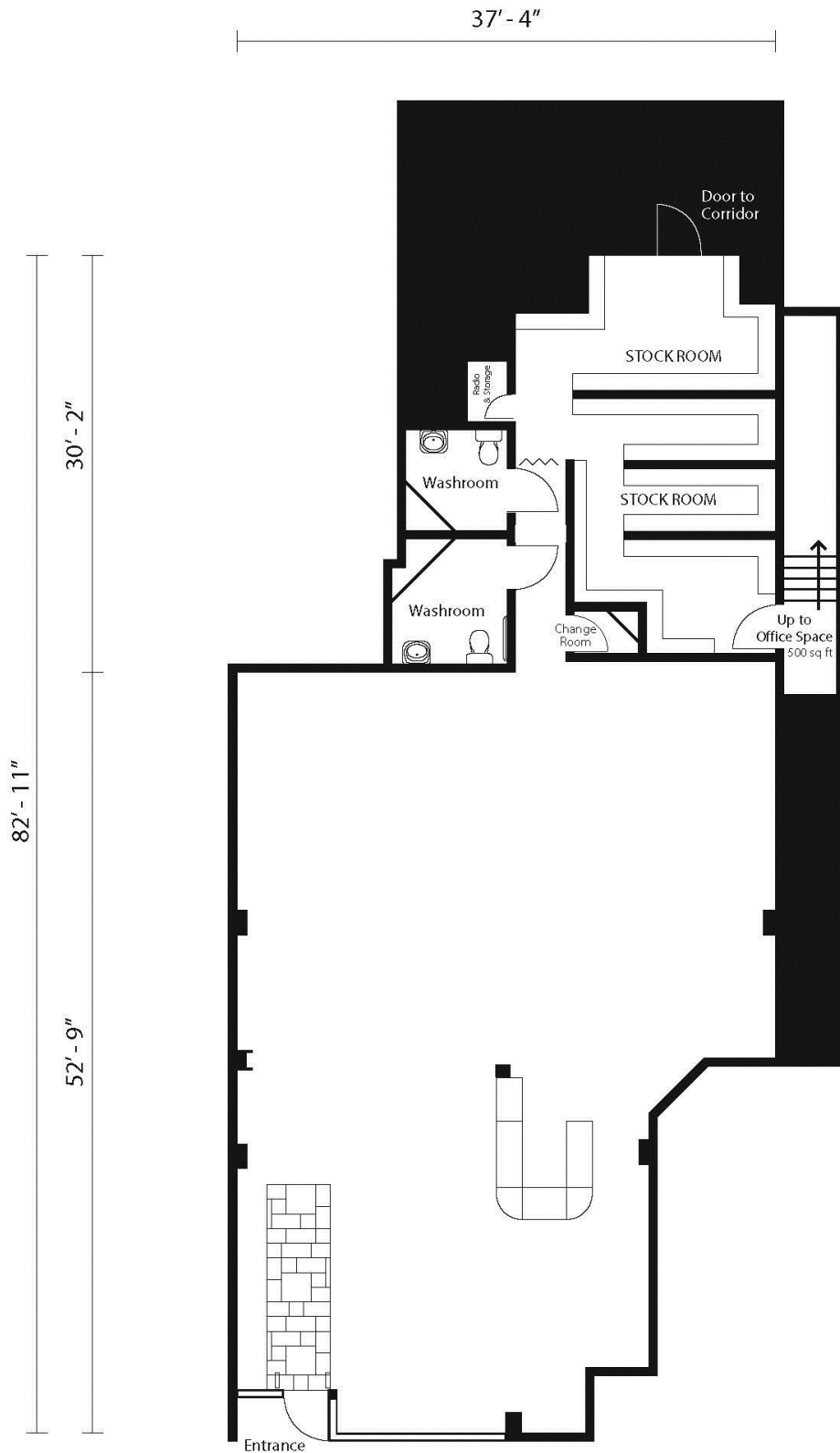
Within walking distance to the lake. Activities draw a large population in the summer



Stella's Fish Café:

1 block away from 2018's Diners' Choice Award winning restaurant and Oyster bar

FLOOR PLAN



UPTOWN
MINNEAPOLIS, MN
2700 Square Feet
BUNKS 9SM, 2H (SIL)