



RETAIL SPACE FOR LEASE

300 South 2nd Street Minneapolis, MN 55401

 **TRANSWESTERN**[®]

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SITE OVERVIEW

Corner of 3rd Ave & 2nd Street | Minneapolis, MN

PROPERTY HIGHLIGHTS

150 Multifamily Units
 Built in 2016
 Steps from Mississippi River

AVAILABILITY

1,600 sf
 2020 EST. CAM
 \$8.00 psf

TRAFFIC COUNTS

20,000+ vpd on 3rd Avenue S
 6,000+ vpd on S 2nd Street



CO-TENANTS



PARKING

Off Street Parking
 Street Parking

DEMOGRAPHICS

	1 MILE 34,781	3 MILE 94,925	5 MILE 115,627
	1 MILE 152,352	3 MILE 105,668	5 MILE 60,173
	1 MILE \$105,441	3 MILE \$59,913	5 MILE \$77,094

**Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*

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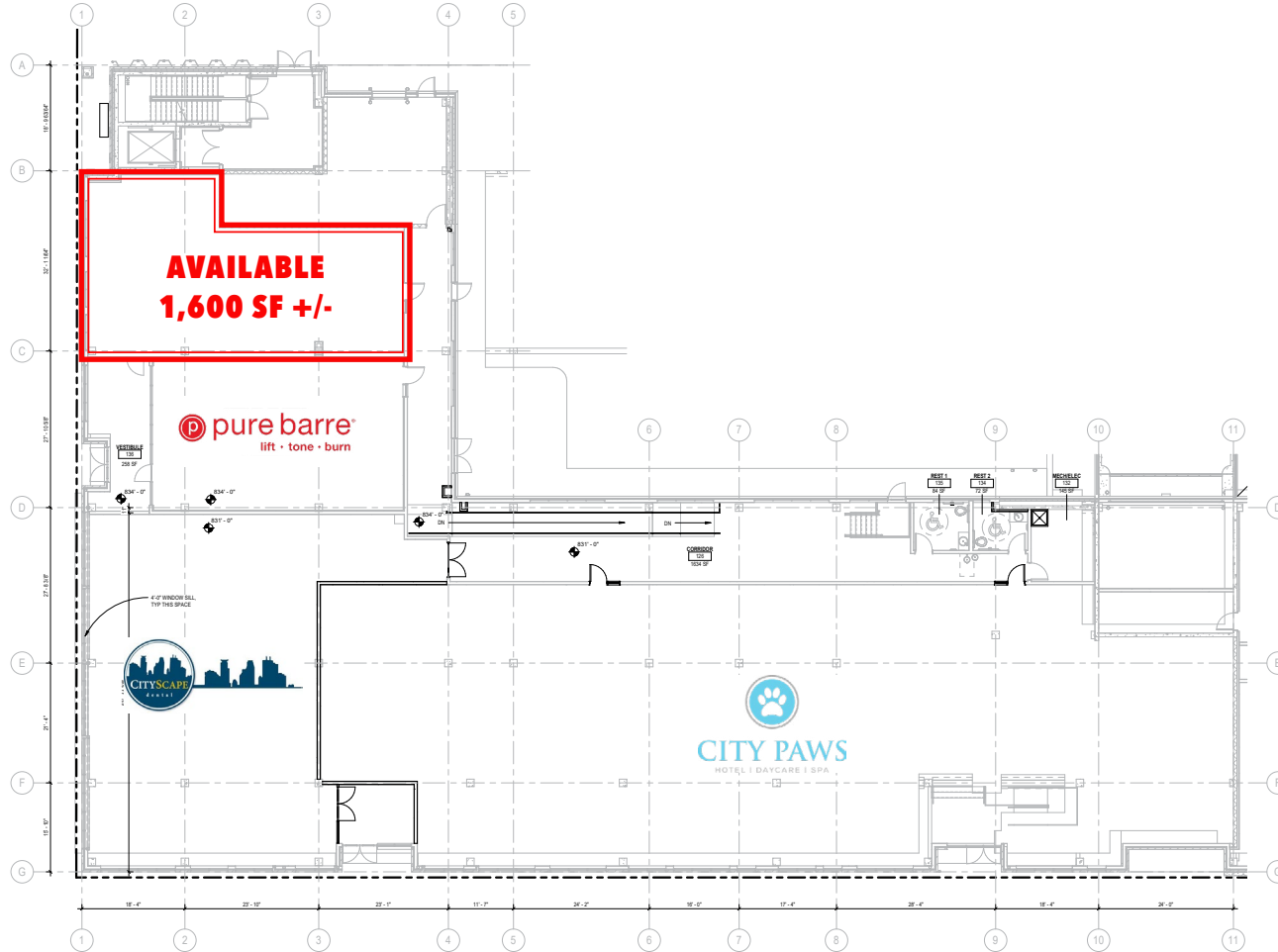
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SITE PLAN

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365
NICOLLET
369 Units

4MARQ
400 MARQUETTE
262 Units

L45 LATITUDE 45
Eastside EATDRINK
ME Massage Envy
319 Units

THE VICINITY
37 Units

IRONCLAD
LIVE. WORK. EXPLORE
171 Units