

RETAIL OR OFFICE FOR LEASE

# 4325 NICOLLET AVE S

Minneapolis, MN 55409

**TRANSWESTERN**  
REAL ESTATE  
SERVICES



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# OVERVIEW



## PROPERTY INFORMATION

- Location: 4325 Nicollet Ave S | Minneapolis
- Description: Standalone building
- Building GLA: 4,200 sf
- Year Built: 1953



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	25,682	212,025	444,682
Median HH Income	\$85,878	\$52,757	\$52,219
Average HH Income	\$85,878	\$77,024	\$76,773

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



## AVAILABLE

- 2,150 SF

## ASKING RENTAL RATES

- \$18 PSF

## 2020 EST CAM/TAX

- \$11.68 psf Total  
(\$5.53 psf CAM + \$6.15 psf Taxes)



## TRAFFIC COUNTS

- 10,700 vpd Nicollet Ave S



## COMMENTS

- Located in high density Kingfield area near chef driven restaurants and shopping
- Excellent visibility with massive pylon sign
- Dedicated parking, rare in the area
- Strong foot and vehicle traffic
- Great yoga co-tenant
- Nicollet Ave likely to reopen at Lake Street which will increase vehicle traffic

