

FOR LEASE

FOR SALE

4251 Nicollet Avenue

4251 Nicollet Avenue S, Minneapolis, MN 55409

Located on a prominent Kingfield corridor, this property is perfect for retail, restaurant, or creative office user who wants storefront presence.



4251 Nicollet Avenue

About the Property

Located in one of Minneapolis' up-and-coming corridors in the Kingfield neighborhood, this commercial property has a prominent storefront presence along Nicollet Avenue. With a recent renovation that included the addition of a loading dock, the building is in superb condition with no deferred maintenance. The space is perfect for retail, restaurant, or creative office user who wants a highly visible storefront presence in this dynamic South Minneapolis location.

Location

This prime location along Nicollet Avenue is easily accessible to Kingfield, Tangletown, Lake Harriet, Eat Street, and minutes from 35-W. Join Revival, The Lowbrow, Up Yoga, Kingfield Farmer's Market, and others on this vibrant South Minneapolis block. The exciting Kingfield neighborhood offers superb demographics with a growing population, including multiple proposed mixed-use developments.

Building Size

3,400 SF

Year Built / Year Renovated

1915 / 2006

Sale Price

\$650,000

Space Available

3,400 SF

Rent Rate

\$18/SF NNN

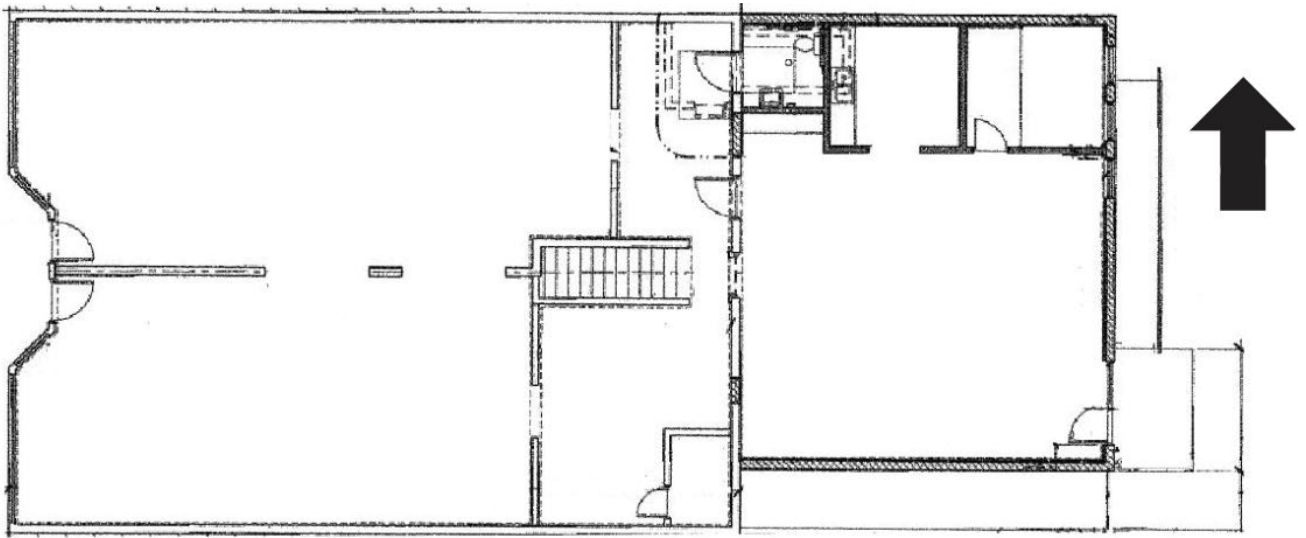
- ✓ Excellent condition
- ✓ Loading dock
- ✓ Flexibility in use of property
- ✓ Large glass storefront along Nicollet Avenue
- ✓ Off-street parking



4251 Nicollet Avenue

Site Plan

Nicollet Ave



The Neighborhood

Kingfield

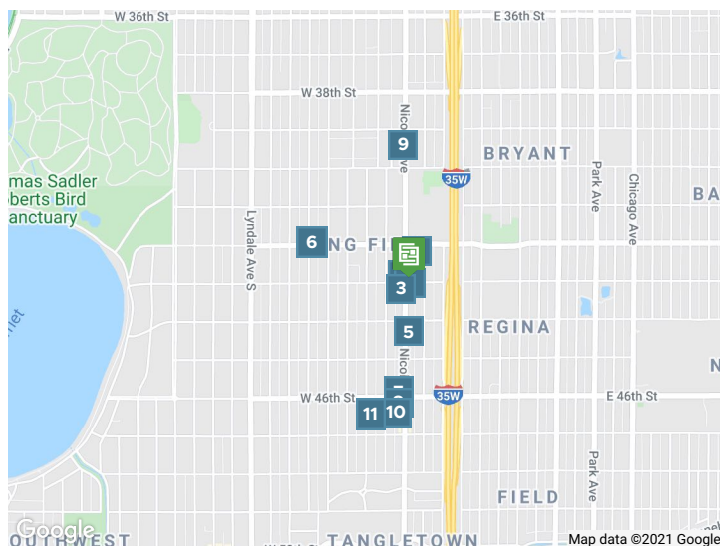
Kingfield is thriving southwest neighborhood offering an assortment bars, restaurants, coffee shops, and parks. Many families and young professionals find a dense suburban feel living in Kingfield, with the population continuing to grow as residents purchase homes in this vibrant neighborhood.



 **78**
WALK SCORE

 **54**
TRANSIT SCORE

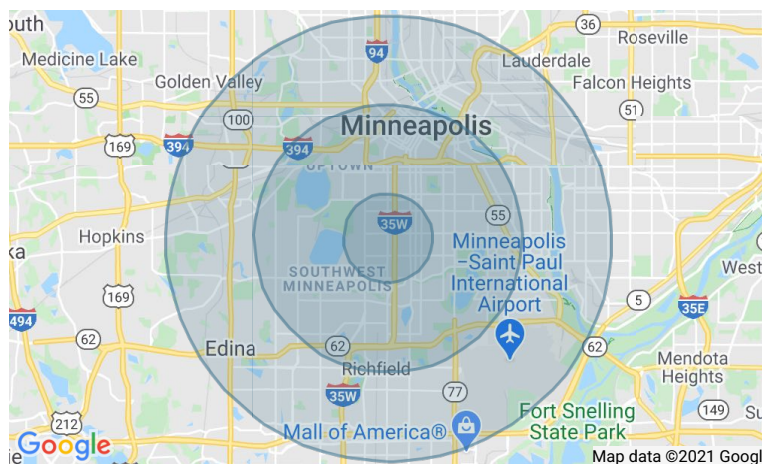
 **90**
BIKE SCORE



- 1** Revival
- 1** Apoy
- 2** The Lowbrow
- 3** CONTEMPL8 T-SHIRTS, LLC
- 3** Kingfield Farmers Market
- 4** Currans Take Out
- 5** Driftwood
- 6** Royal Grounds Coffee
- 7** Bruegger's Bagels
- 8** Caribou Coffee
- 8** Sun Street Breads
- 8** Fresh Wok
- 9** Tower Games
- 10** Subway
- 10** Pepitos
- 11** Lafamiliascafe

Demographics	1 Mile	3 Miles	5 Miles
Total population	27,119	221,597	476,407
Median age in years	37.0	35.3	34.7
Total households	10,793	97,134	209,455
Median household income	\$91,468	\$68,678	\$68,485
Average household size	2.48	2.24	2.17
Average home value	\$342,045	\$370,870	\$376,414

Data Source: ESRI/ArcGIS (2020)



Neighborhood Photos

