



Minneapolis, MN 55404

## Retail Space For Sublease On Nicollet Avenue S

Incredible opportunity to lease 1,100 sf on "Eat Street" next to The Copper Hen in the heart of the Whittier Neighborhood.

### Sublease Space Available:

- 1,100 sf plus basement (approx)
- Lease Expiration: 12/31/2023
- Lease Rate: \$3,085/month Gross



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
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### Highlights and Features:

- Hardwood floors
- High ceilings
- Large windows with abundant natural light
- Includes 2 parking stalls in the rear of the building
- Close proximity to many popular restaurants and retailers
- Ample free street parking
- Excellent visibility
- Densely populated neighborhood
- High area foot and vehicle traffic
- Bike/Walk Score: 94/92
- Area tenants: Spyhouse Coffee, Icehouse, Eat Street Social, The Bad Waitress, Peninsula Malaysian Cuisine, Glam Doll Donuts, Lu's Sandwiches, Christos Greek, Harry Singh's Original Caribbean, Shuang Hur Supermarket, El Mariachi, Quang, Rainbow Chinese Restaurant and Bar, Bambu Dessert & Drinks, Marhaba Grill, Hennepin Healthcare Whittier Clinic, Nicollet Halal Meat Market, McDonald's, Sew Simple, Pho Hoa Noodle

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 31,316, 3 miles - 167,127 and 5 miles - 324,891
- Average Household Income: 1 mile - \$39,798, 3 miles - \$56,587 and 5 miles - \$65,988
- Nicollet Avenue S - 8,100 vpd and E 26th St - 10,300 vpd

**MARILYN FRITZE**

612.804.4364

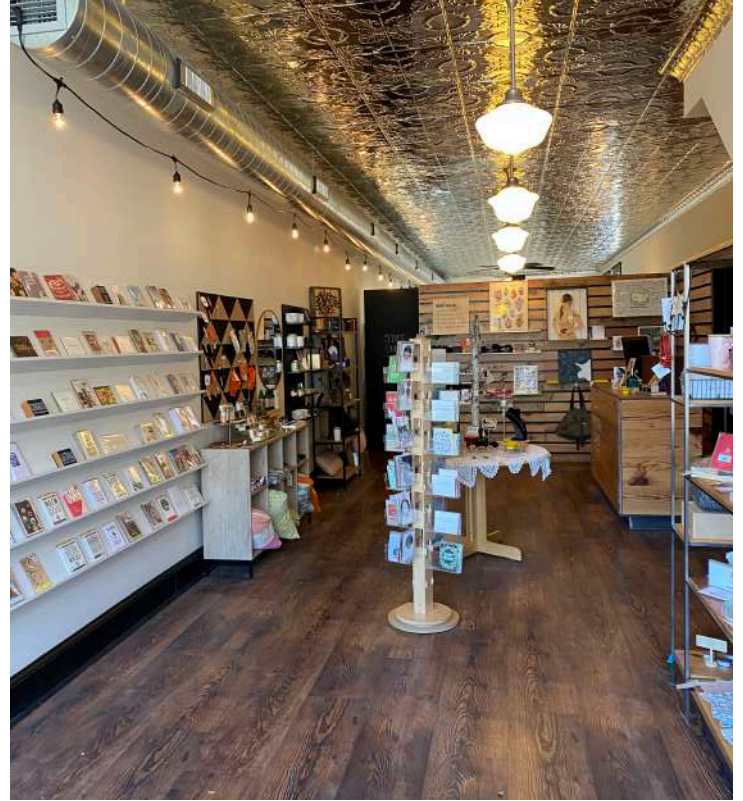
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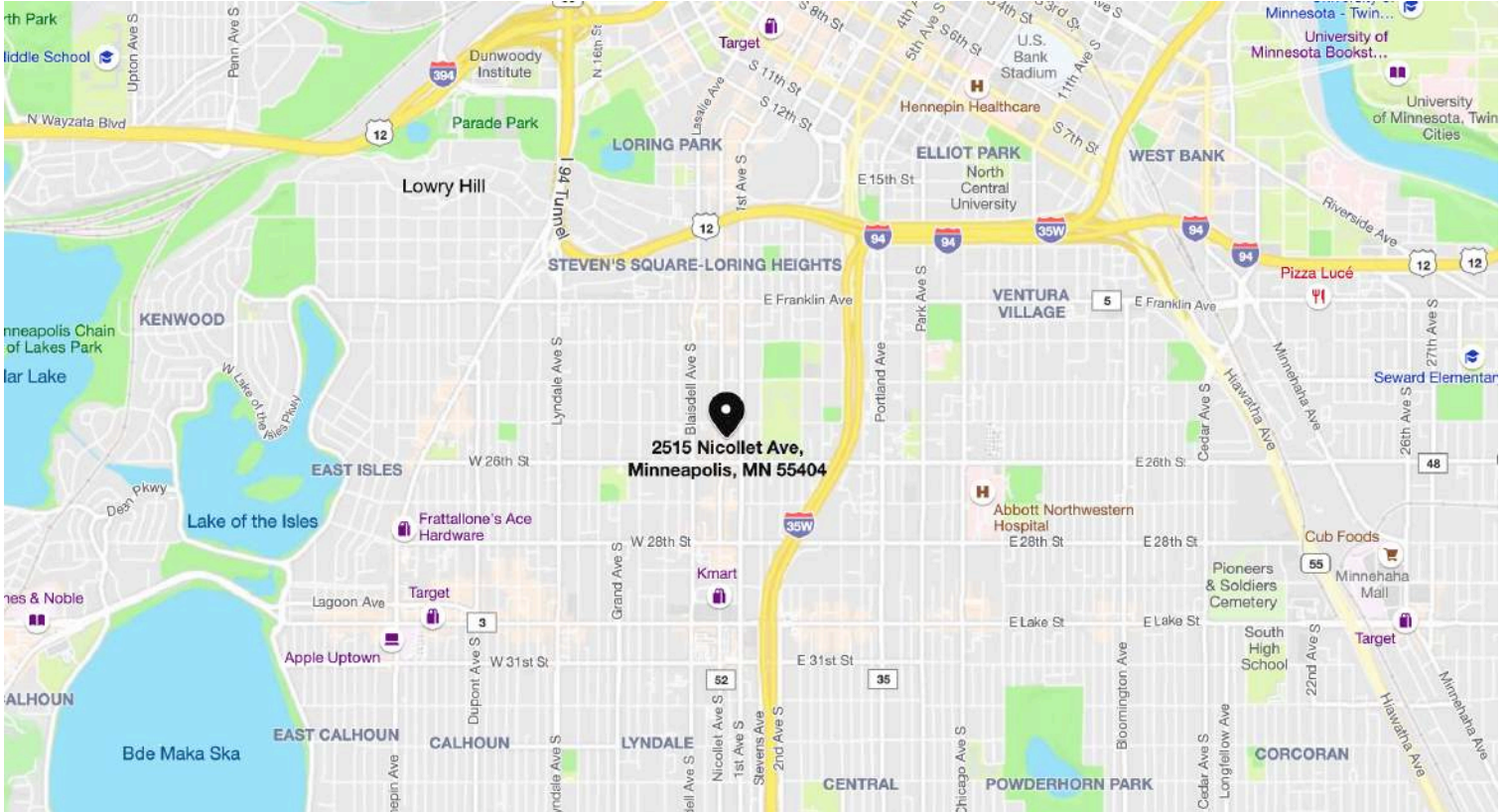
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## Building & Interior Photos



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# Map



# Aerial



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