



Minneapolis, MN 55414

Retail/Office Space For Lease In the Heart of Stadium Village

Highly desirable retail or office space available in Stadium Village, located in the heart of the University of Minnesota campus. Walking distance to student housing, Huntington Bank Stadium, Mariucci Arena, and the Light Rail.

Highlights and Features:

- 52,375 students at U of MN
- Rare small vacancy
- Lighted intersection
- On the busiest light rail station in MN: 1.4 million rides
- One block from the U of MN hospital: 830 beds
- Walk/Bike Score: 89/97
- Commercial Location Score: 707
- Co-tenants: Chipotle, Punch Pizza, Cell Phone Repair and Psychic Readings
- Area Tenants: Chick-fil-A, Noodles, Nashville Coop, Walgreens, US Bank, Caribou, Burger King, My Burger, Raising Cane's, Bruegger's Bagels, Sally's Saloon, Stub and Herbs, Afro Deli & Grill, Kowloon, Sidewalk Kitchen, Kimchi Tofu House, Fly Chix Stadium Village, Lao Sze Chuan

Virtual Tours

- [800-802 Washington Avenue SE](#)
- [808 Washington Avenue SE](#)

Space Available:

800-802 Washington Avenue SE

- Suite 202: 1,600 sf (upper level)
- Lease Rate: Negotiable

808 Washington Avenue SE:

- 1,471 sf (street level with upper level)
- 2023 CAM/Tax: \$13.50 psf
- Lease Rate: Negotiable

Demographics and Traffic Counts:

- U of M Student Population: 50,734
- Average Household Population: 1 mile - 15,817, 3 miles - 111,270 and 5 miles - 308,401
- Average Household Income: 1 mile - \$37,010, 3 miles - \$52,054 and 5 miles - \$57,267
- Traffic Count: Washington St SE - 3,750 vpd, Oak St SE - 6,750 vpd and University Ave SE - 12,000 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

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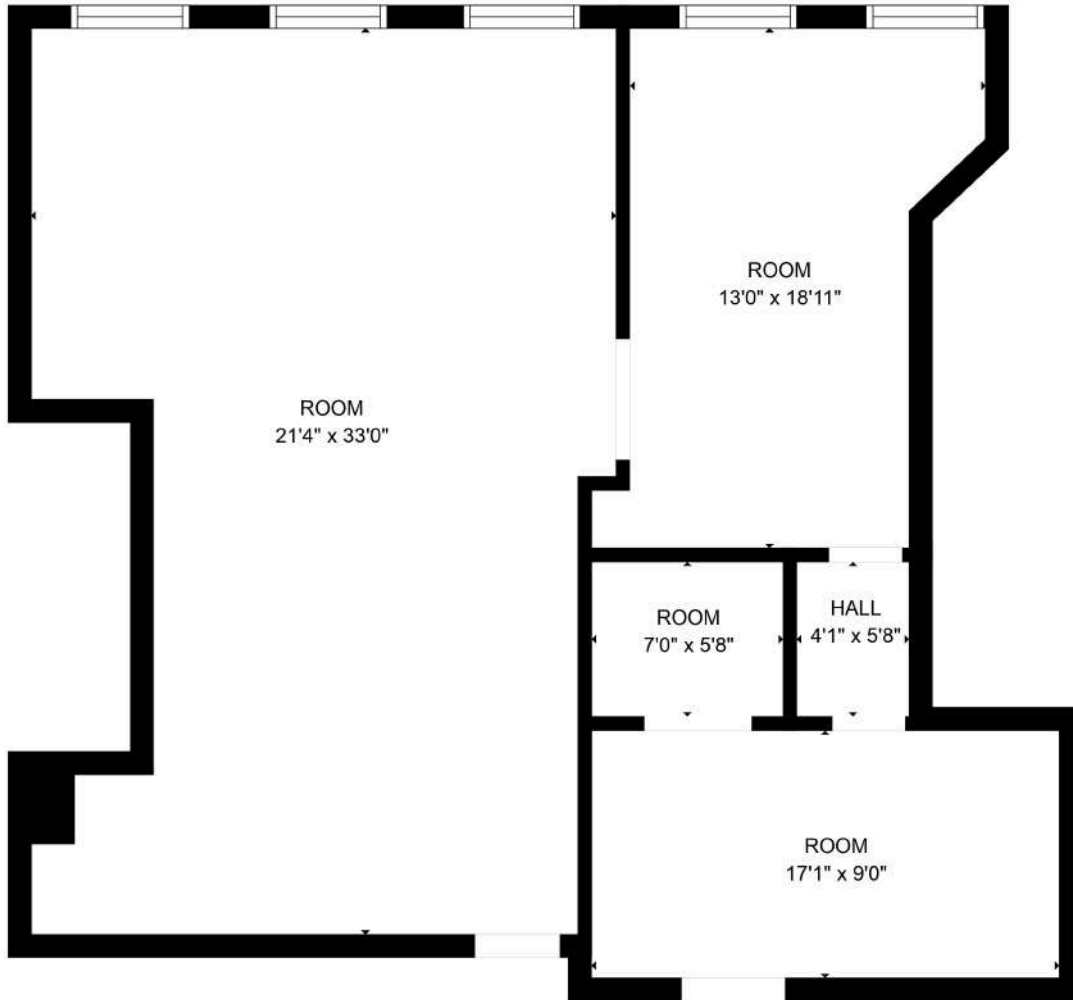
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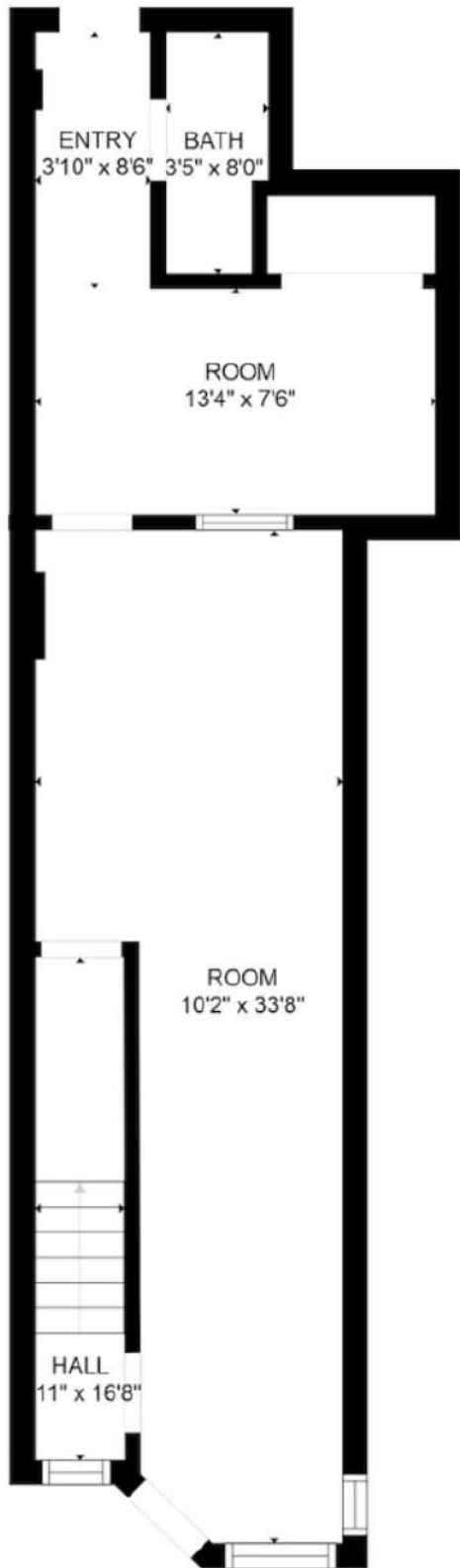
Floor Plans - Suite 202



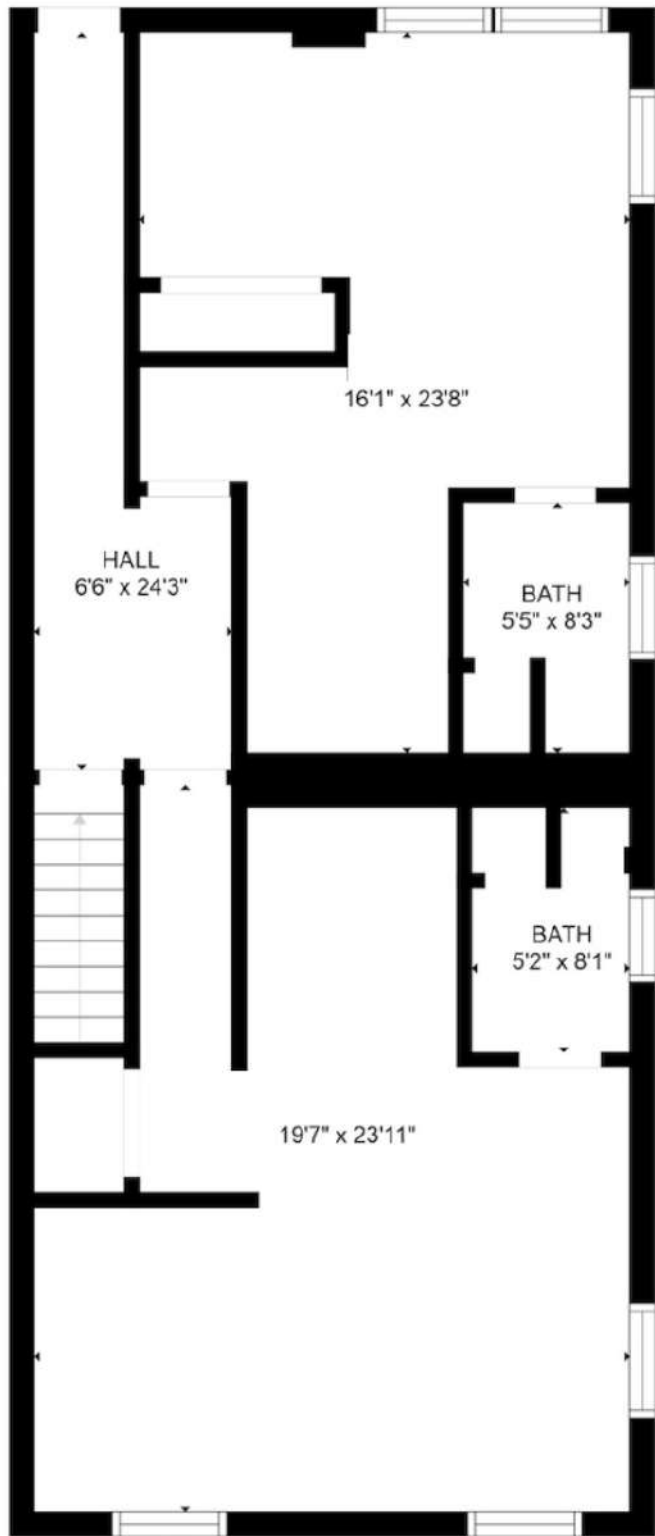
GROSS INTERNAL AREA:
FLOOR 1: 1079 sq. ft
TOTAL: 1079 sq. ft

CREATED BY NORDY PHOTOGRAPHY. CALCULATIONS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan - Suite 808

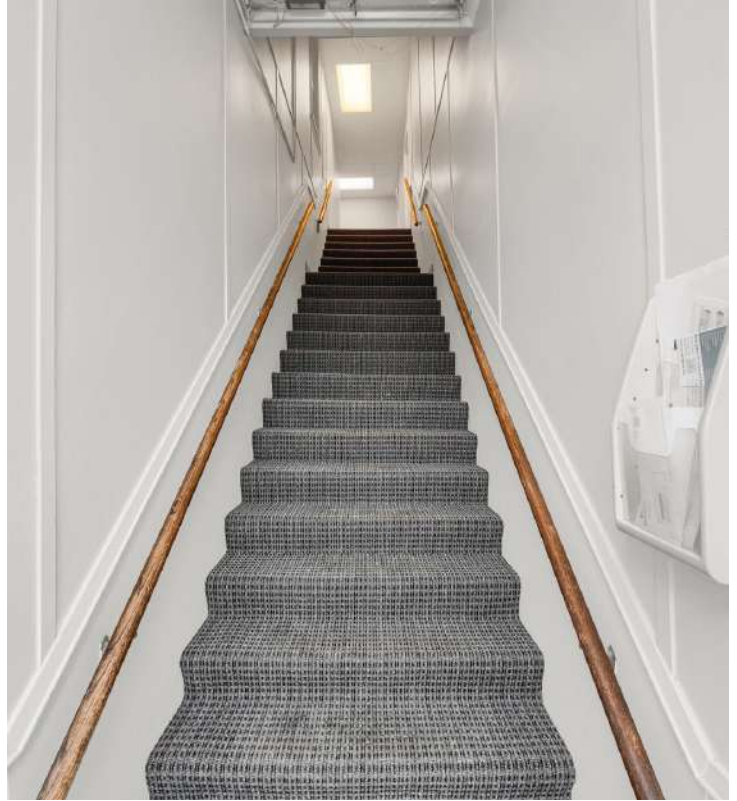


FLOOR 1



FLOOR 2

Suite 202 Interior Photos

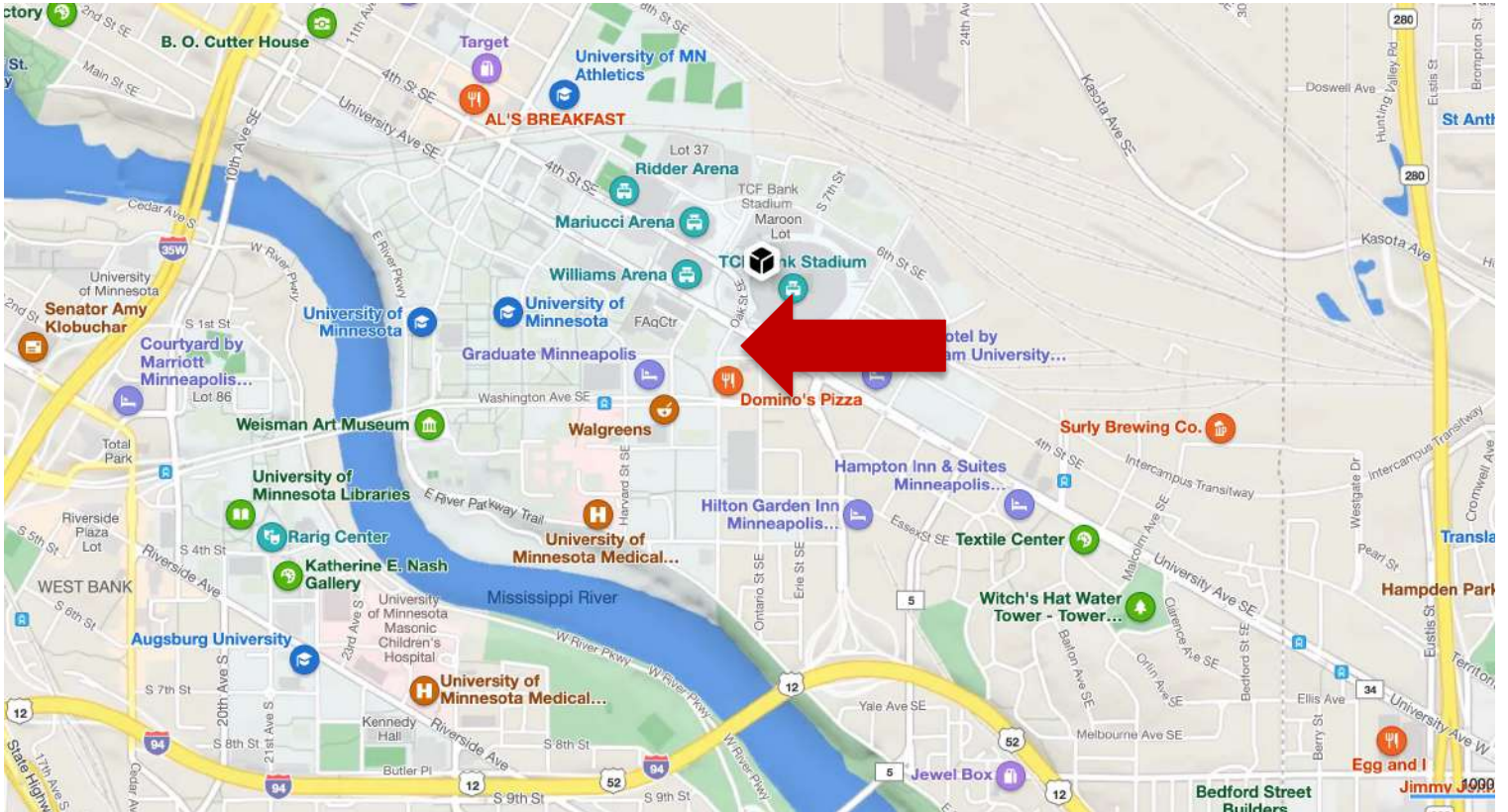


Building and Interior Photos - Suite 808

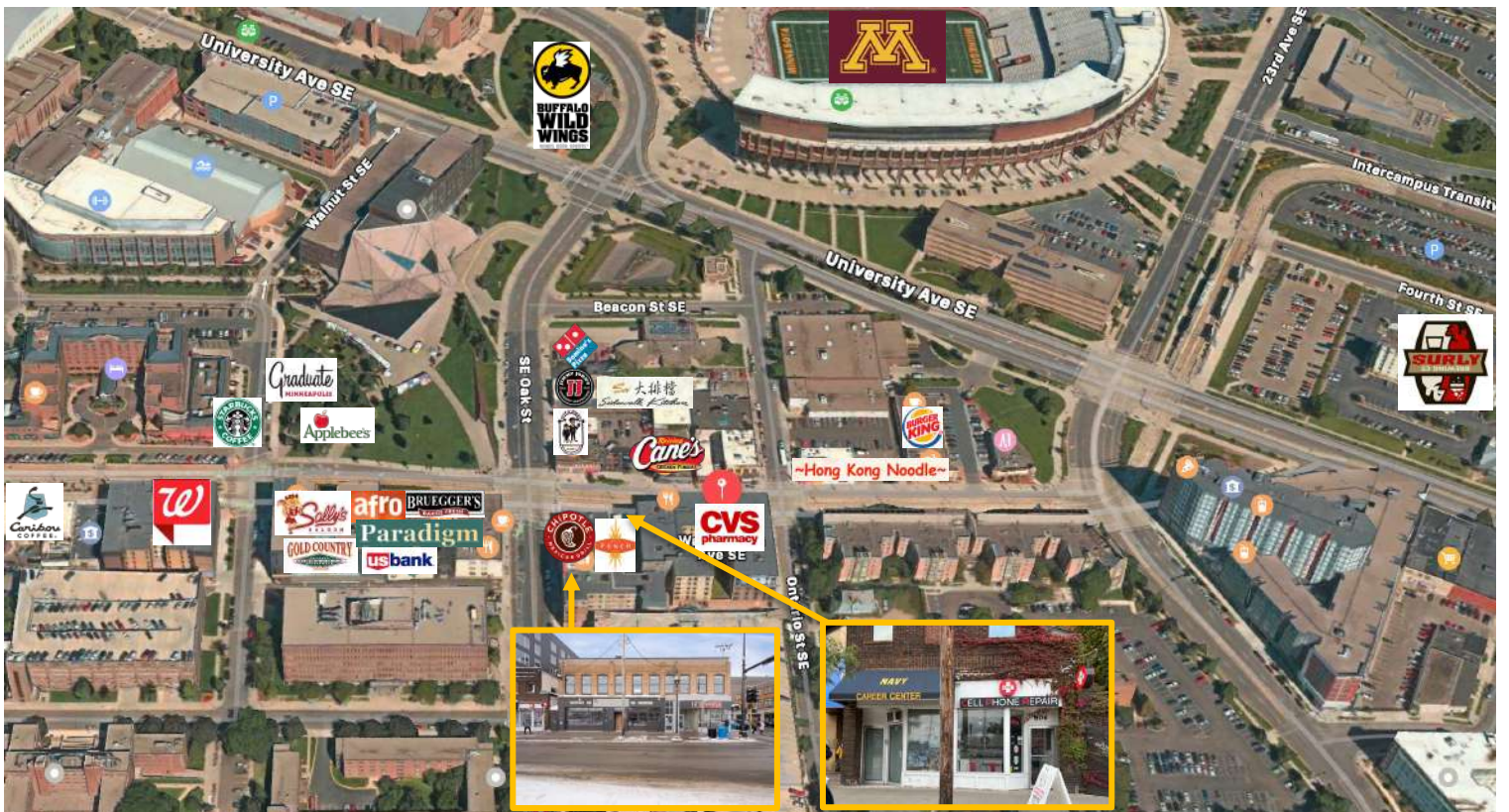


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Map



Aerial



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