



MALCOLM STATION

495 Malcolm Ave SE
Minneapolis, MN 55414

For Lease

2nd Floor Leased!

Great Opportunity For:

- Medical
- Dental
- Vet Clinic
- Pet Supplies
- Vision Clinic
- General Retail/Office



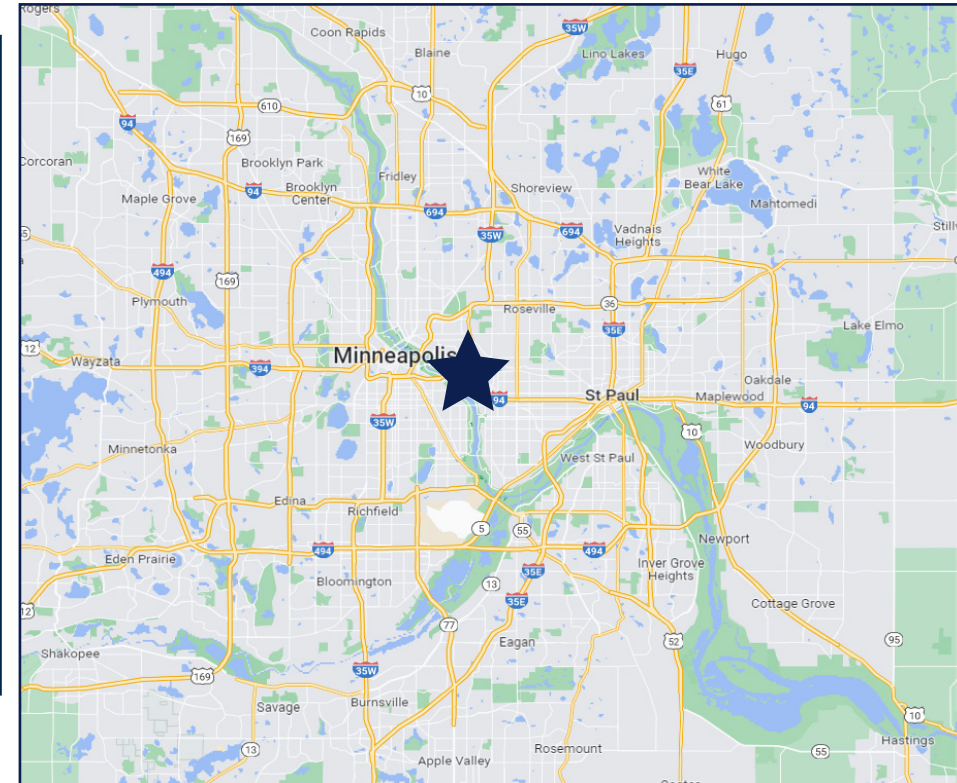
50 South 6th Street
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612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

ROB KOST, CCIM
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ROB@UPLAND.COM

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ADDRESS	495 Malcolm Ave SE
CITY, STATE	Minneapolis, MN
1ST FLOOR SPACE AVAILABLE	1,467 SF - 6,815 SF
2ND FLOOR SPACE AVAILABLE	Leased
LEASE RATE	Negotiable
TAX & CAM EST.	\$9.00 PSF
YEAR BUILT	2023
COUNTY	Hennepin



HIGHLIGHTS:

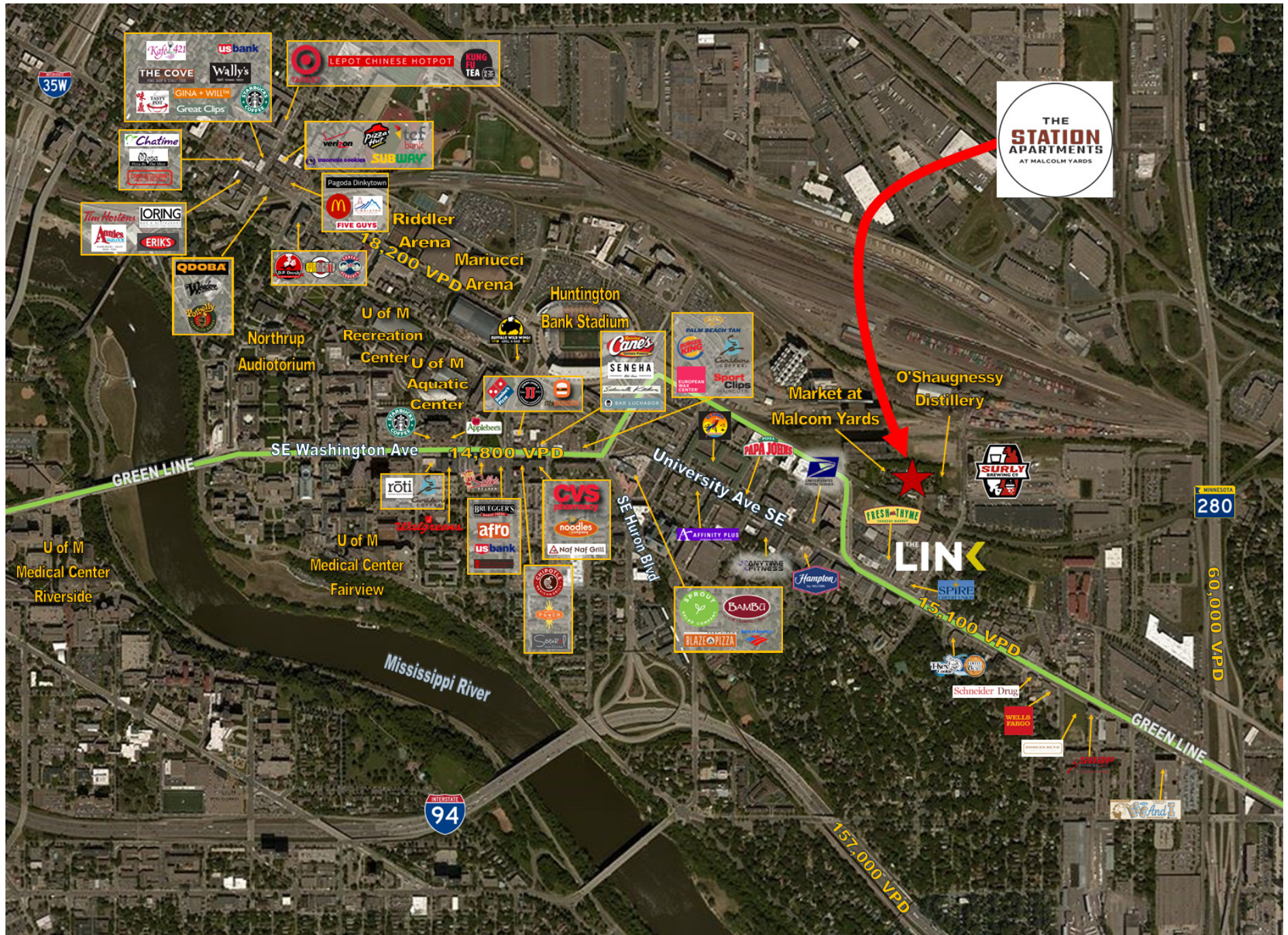
- Located between Market at Malcolm Yards Food Hall, O'Shaughnessy Distilling, and Surly Brewing
- Walking distance from light rail green line
- Less than 1 mile from University of Minnesota campus and Huntington Bank Stadium
- Thousands of new apartment units nearby provide built-in clientele (210 units at Malcolm Station at Malcolm Yards)
- Unfinished space provides more flexibility
- University of Minnesota Bus route and Bike Path run next to the property

<https://www.10best.com/awards/travel/best-food-hall-2023/>

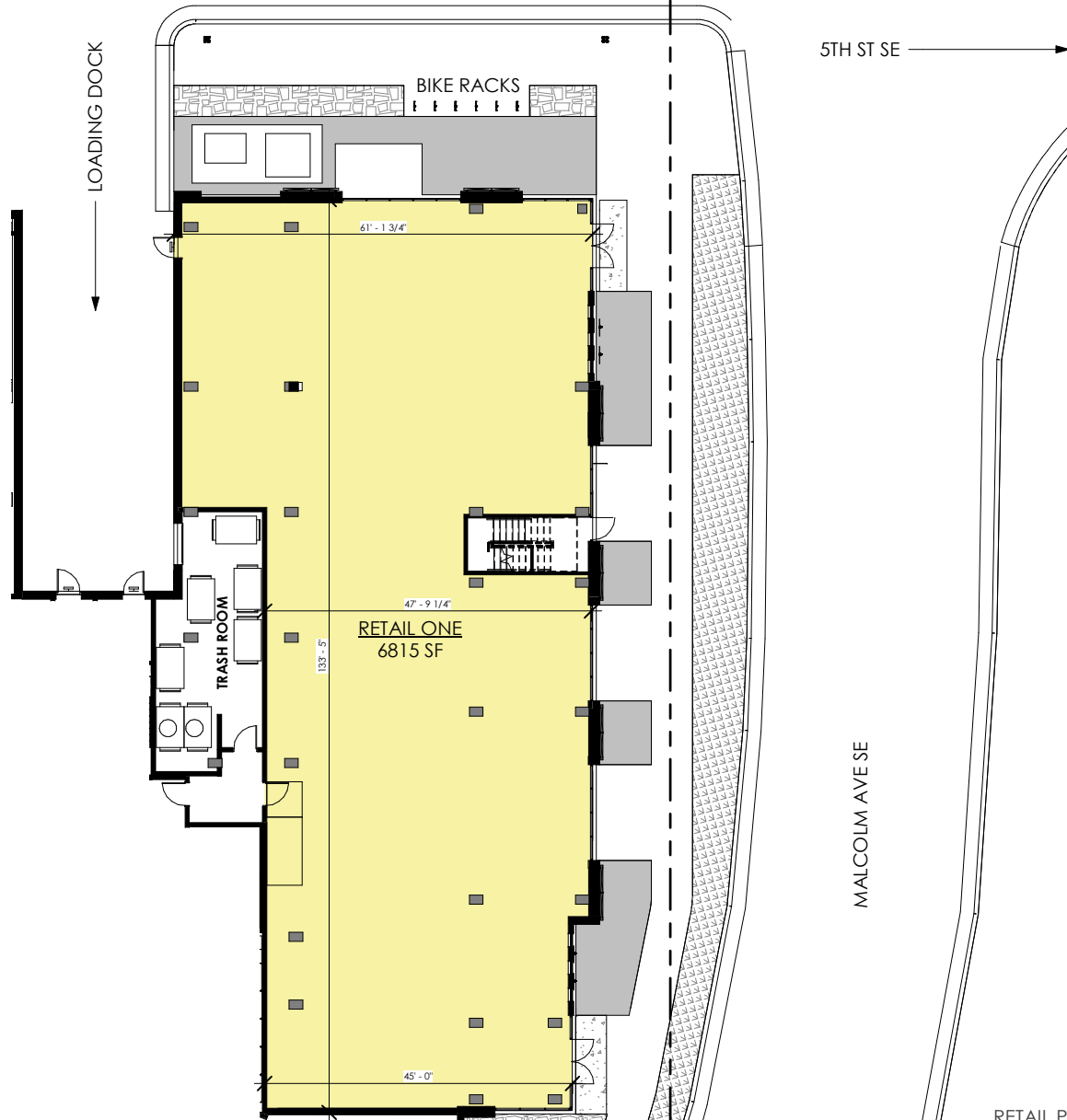
2022 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	21,223	197,673	530,886
MEDIAN AGE	24.0	30.6	33.9
MEDIAN HH INCOME	\$55,304	\$62,367	\$72,810
AVERAGE HH INCOME	\$83,570	\$94,382	\$101,780

- 24/7 free parking on 5th street by Surly.
- Abundant on-street metered parking on Malcolm Avenue after 4pm.
- Some non-exclusive commercial parking signage could be arranged during the day on some of the Malcolm Yards overflow lots.
- 2/1,000 garage stalls available for commercial tenants' staff at a monthly market rate of \$150/month.
- Potential for future commercial parking stalls in new apartment building development.
- Trash pickup/loading zone immediately behind the commercial space. Can be used short term by commercial and residential tenants.





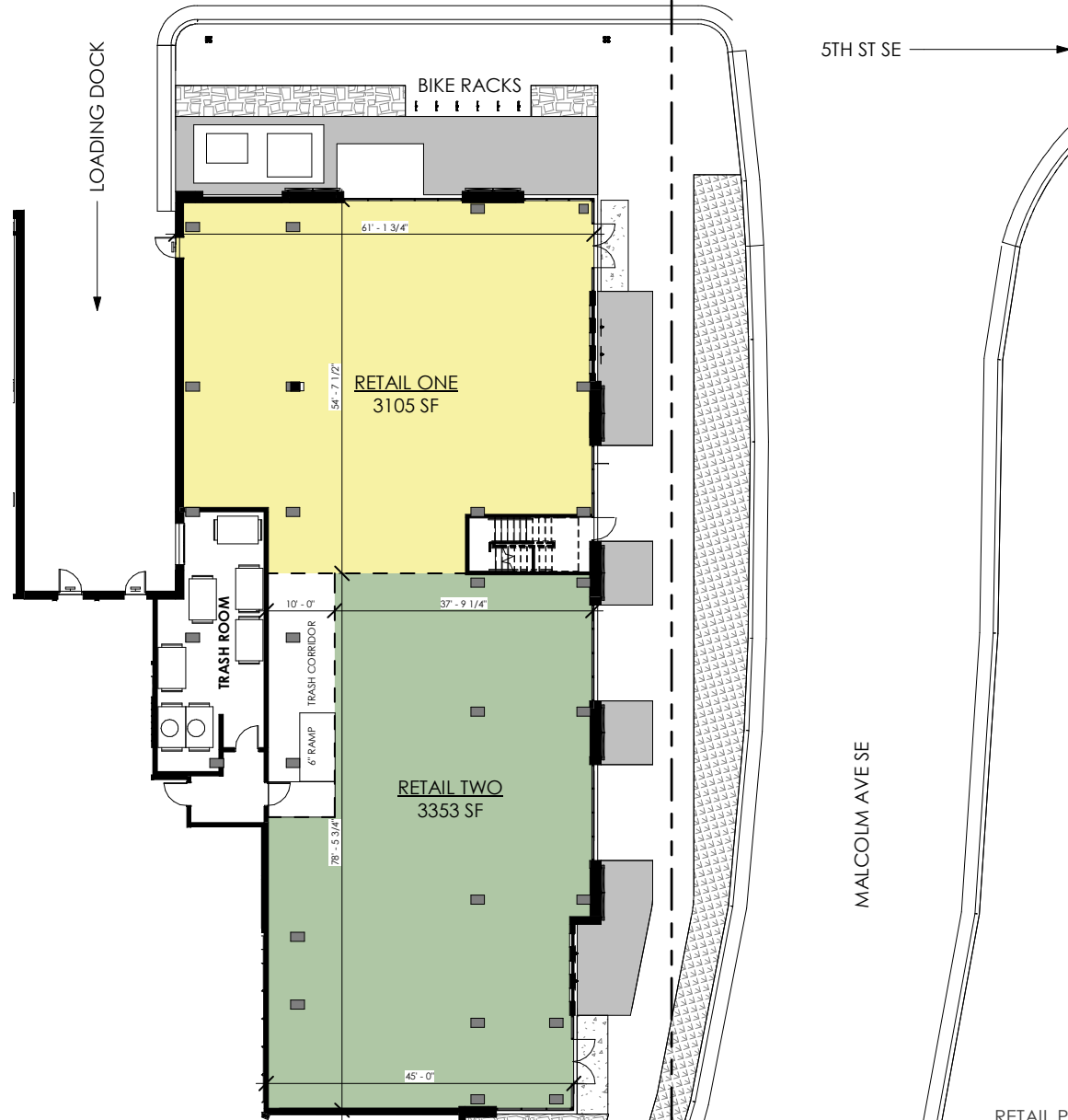




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RETAIL PLAN | P18
01/01/2023

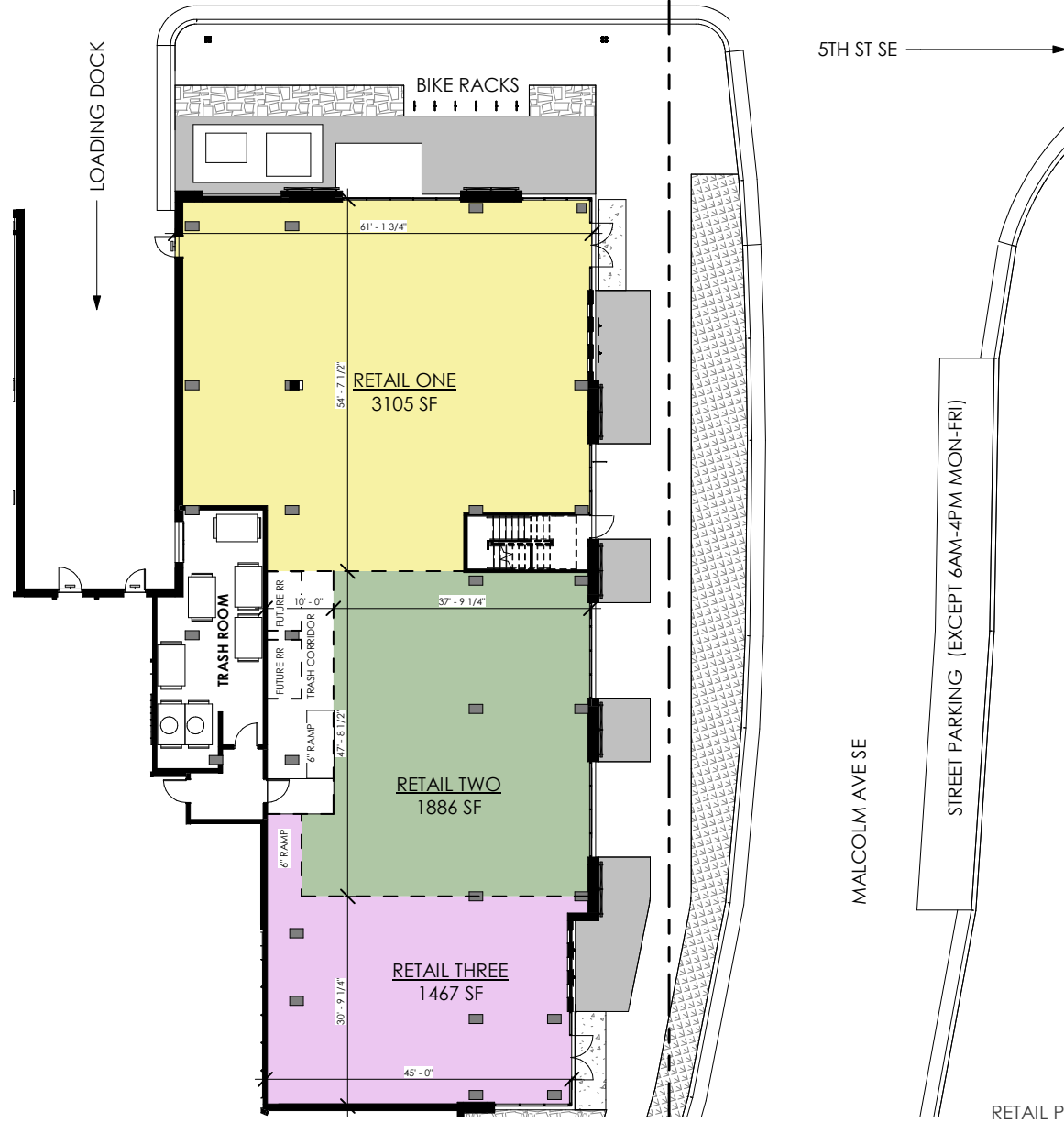
TUSHIE MONTGOMERY
ARCHITECTS



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