

For Lease

The Venue at Dinkytown

1320 5th St SE
Minneapolis, MN



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PRIME TURNKEY RESTAURANT SPACE

- Suite 1320: 1,500 sf
- Lease Rate: Negotiable
- 2025 CAM/Tax: \$10.00 psf



DEMOGRAPHIC

Radius	1 MILE	3 MILE	5 MILE
Population	37,381	216,762	501,893
Median HH Income	\$45,987	\$63,337	\$74,765
Average HH Income	\$79,372	\$95,605	\$106,847
Daytime Population	35,896	284,610	414,359

HIGHLIGHTS and FEATURES

- Located in the heart of Dinkytown
- Steps from the University of Minnesota campus
- Heavy foot traffic
- Surrounded by high-density student housing, and local businesses
- Well-designed and modern restaurant space
- Fully Built-Out Kitchen
- Includes existing commercial kitchen infrastructure, venting, hood system, and walk-in cooler/freezer
- Contemporary Interior Finishes
- Stylish build-out with modern design elements

TRAFFIC COUNTS

- 5th Street SE: 3,357 vehicles per day
- 4th St SE: 12,365 vehicles per day
- 14th Ave SE: 3,452 vehicles per day

AREA TENANTS

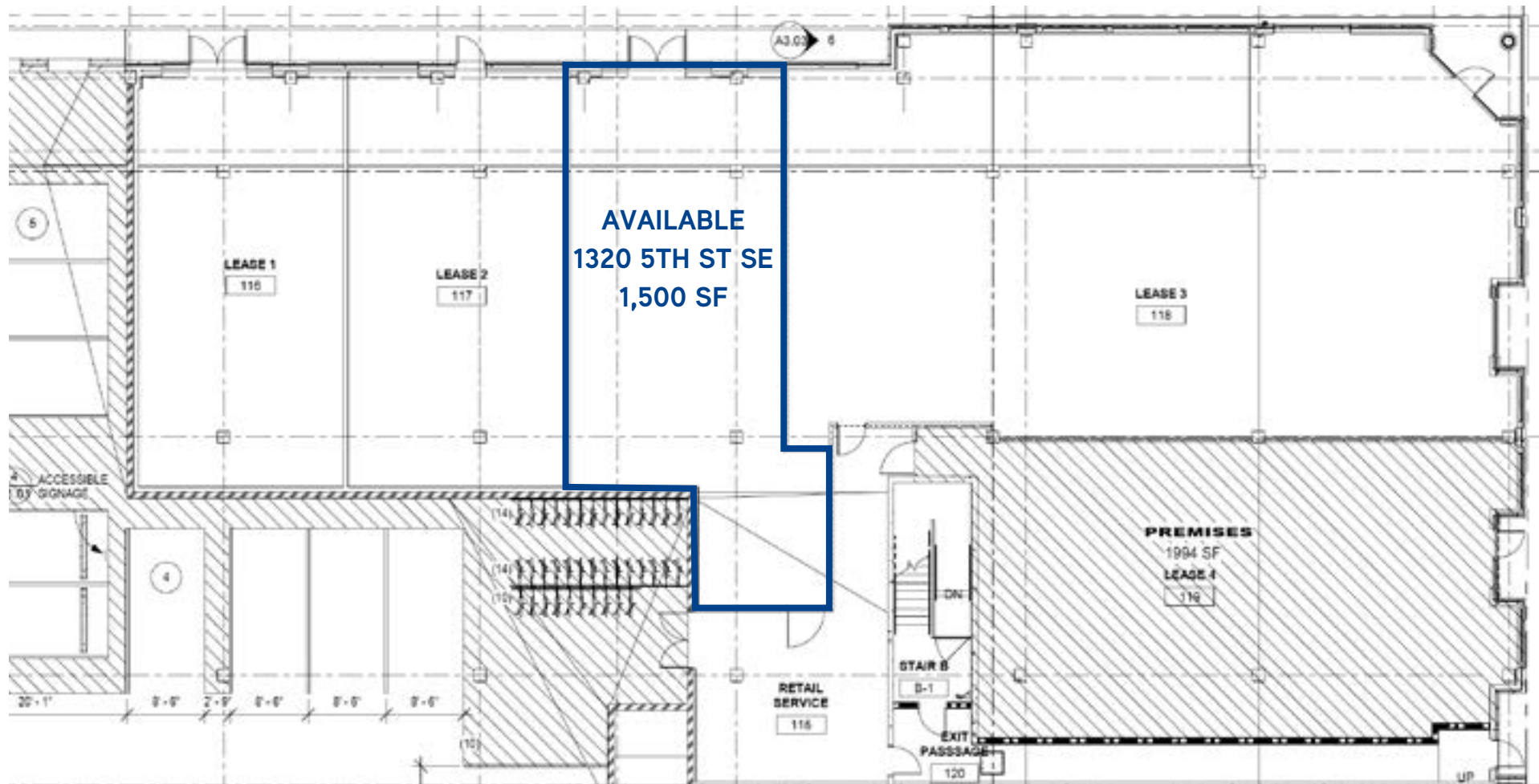


Site Plan



5th St SE

13th Ave SE



14th Ave SE

4th St SE

Interior Images





Huntington
Starbucks
Great Clips

Wally's
CRISP GREEN
CrunCheese
Masa
Coca-Cola

Blarney
GOLDIE'S
Bonneville
BON BON CH

ERIK'S
Chatime
GRAY'S
REFINERY

Pubbelly
TIGER SEAL

Cane's



Varsity

University Ave SE

