



## FOR LEASE

### SPACE AVAILABLE

- Suite 826: 1,560 sf + basement
- Lease Rate: \$37.00 psf Modified Gross

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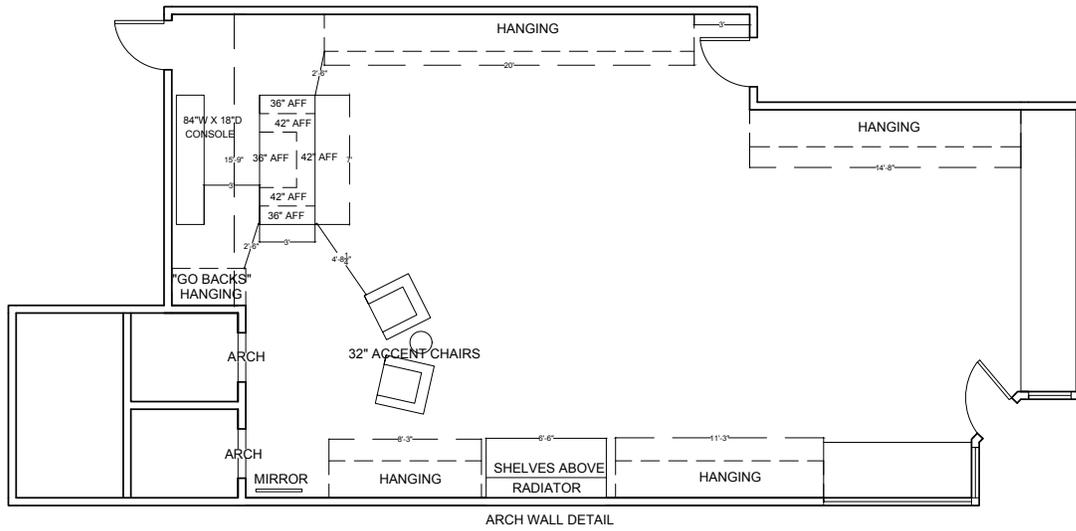
# 826 W 50th STREET MINNEAPOLIS, MN

## Endcap Retail On The Corner of 50th & Bryant

### HIGHLIGHTS and FEATURES

- Fabulous south Minneapolis urban neighborhood retail
- Classic glass storefronts
- Bike Score: 86
- Walk Score: 68
- Join Shortwave Coffee, Pamper Nails, Tangletown Bike Shop, and G-Werx Fitness
- Area tenants include Patina, George and the Dragon, The Malt Shop, LaMac Cleaners, and PJ Tailors & Cleaners

# SPACE PLAN



# INTERIOR PHOTOS



# LOCATION OVERVIEW



## AVERAGE HOUSEHOLD POPULATION

1 Mile: 11,690  
3 Miles: 98,836  
5 Miles: 272,684



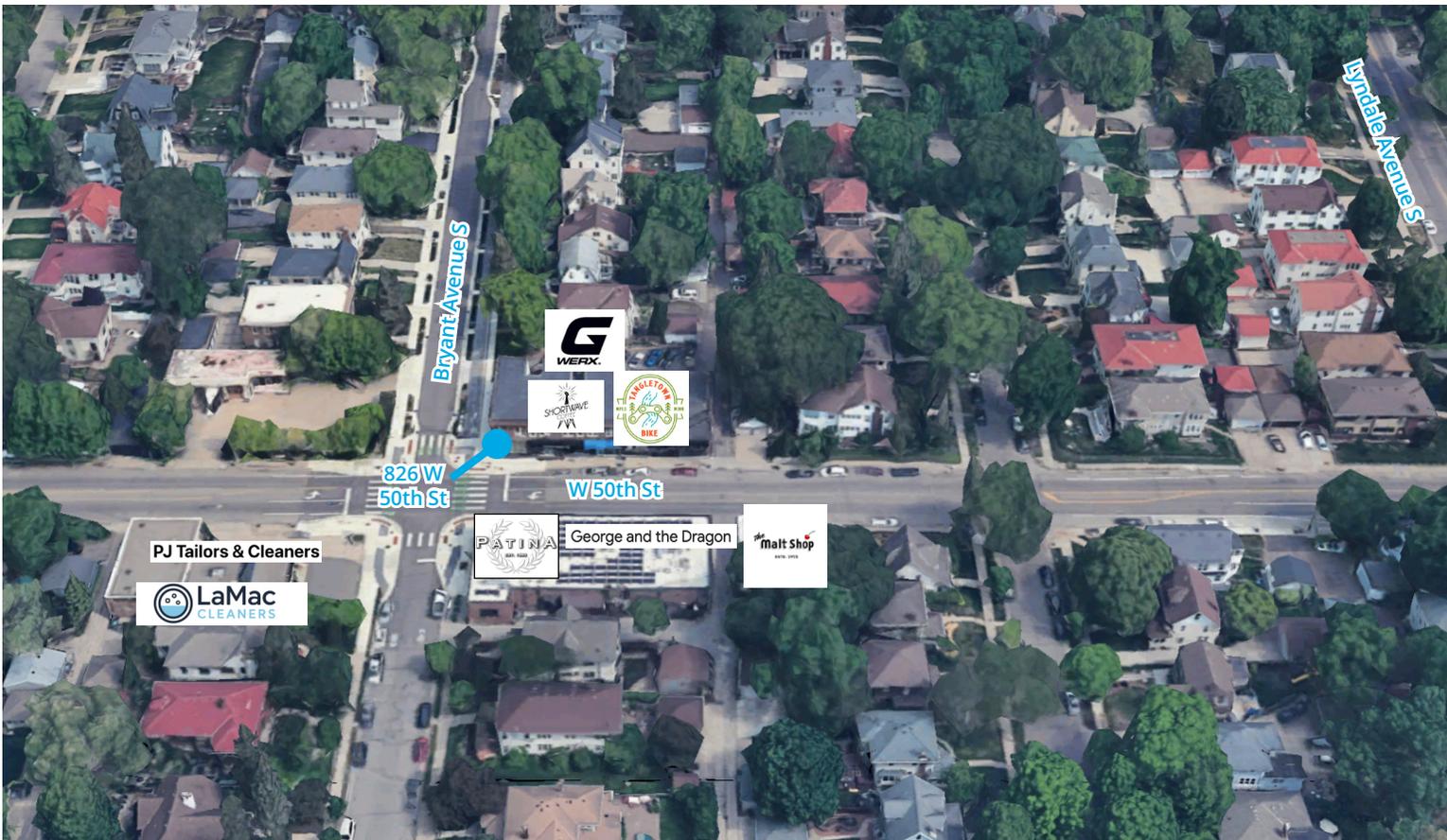
## AVERAGE HOUSEHOLD INCOME

1 Mile: \$117,369  
3 Miles: \$88,425  
5 Miles: \$77,455



## TRAFFIC COUNTS

W 50th St: 9,651 vpd  
Lyndale Ave S: 11,902 vpd



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