



RETAIL/RESTAURANT

Betty Danger's

2501 MARSHALL ST NE
MINNEAPOLIS, MN

PROPERTY OVERVIEW

Buy or lease a once-in-a-generation opportunity to acquire an iconic ferris wheel, restaurant, and entertainment venue designed for unforgettable guest experiences.



THE
BROOKSHIRE
COMPANY

Property highlights

Anchored by the property's iconic Ferris wheel and established reputation as a premier gathering place, this highly visible hospitality asset offers a rare opportunity to create the Twin Cities' next destination restaurant, sports bar, brewery, or event venue. Surrounded by dense residential neighborhoods, thriving local businesses, and continued investment throughout the Northeast Arts District, the property combines exceptional visibility, strong consumer traffic, and an unforgettable setting for experiential dining and entertainment.

High-Visibility Asset

Home to the property's signature Ferris wheel and one of Minneapolis' most recognizable hospitality destinations.

Location

Positioned within one of the Twin Cities' most vibrant restaurant, brewery, and entertainment districts, surrounded by strong residential density and year-round activity.

Concept Potential

Ideal for a destination restaurant, sports bar, brewery, event venue, or innovative hospitality experience.



Specifications

The C2 District in Minneapolis facilitates high-intensity, pedestrian-oriented retail and service uses along transit corridors. It permits multi-family and mixed-use developments, while enforcing strict standards for vehicle access and compatibility with nearby residential areas.

ZONING	C2 - NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT
LAND USE	RETAIL
SUBTYPE	RESTAURANT
PROPERTY ACCESS	EXCELLENT
NEARBY HIGHWAY	I-35W, I-94, STATE HWY 47, STATE HWY 65
AIRPORT ACCESS	MSP - 23 MIN
LOT SIZE	0.99 ACRE
PROPOSED BUILDING	8,200 SF
YEAR BUILT	1984
REMODELED	2014
BUILDING CLASS	B
TENANCY	SINGLE
FLOORS	1
PARKING	40+ SPACES
FRONTAGE	124' ON MARSHALL ST
PATIO	20,000 SF
HEATING	HVAC
AIR CONDITIONING	HVAC
SEATING	500+





Downtown Minneapolis
- 4.6 mi

NEARBY NEIGHBORHOODS

Northeast Minneapolis

Northeast Arts Districts

Bottineau

Holland

Marshall Terrace

NEARBY ATTRACTIONS

Marshall Terrace Park

Marshall Street River Lofts

Lowry Avenue Bridge

The Whim Event Venue

Bottineau Field Park

Gateway Northeast Apartments (new
apartment building with business spaces
underneath)

<10 MIN DRIVE

MINNEAPOLIS ATTRACTIONS

Broadway St NE

Boom Island Park

Nicollet Island

Historic Stone Arch Bridge

Mill City Museum

Guthrie Theater

Gold Medal Park

Target Field

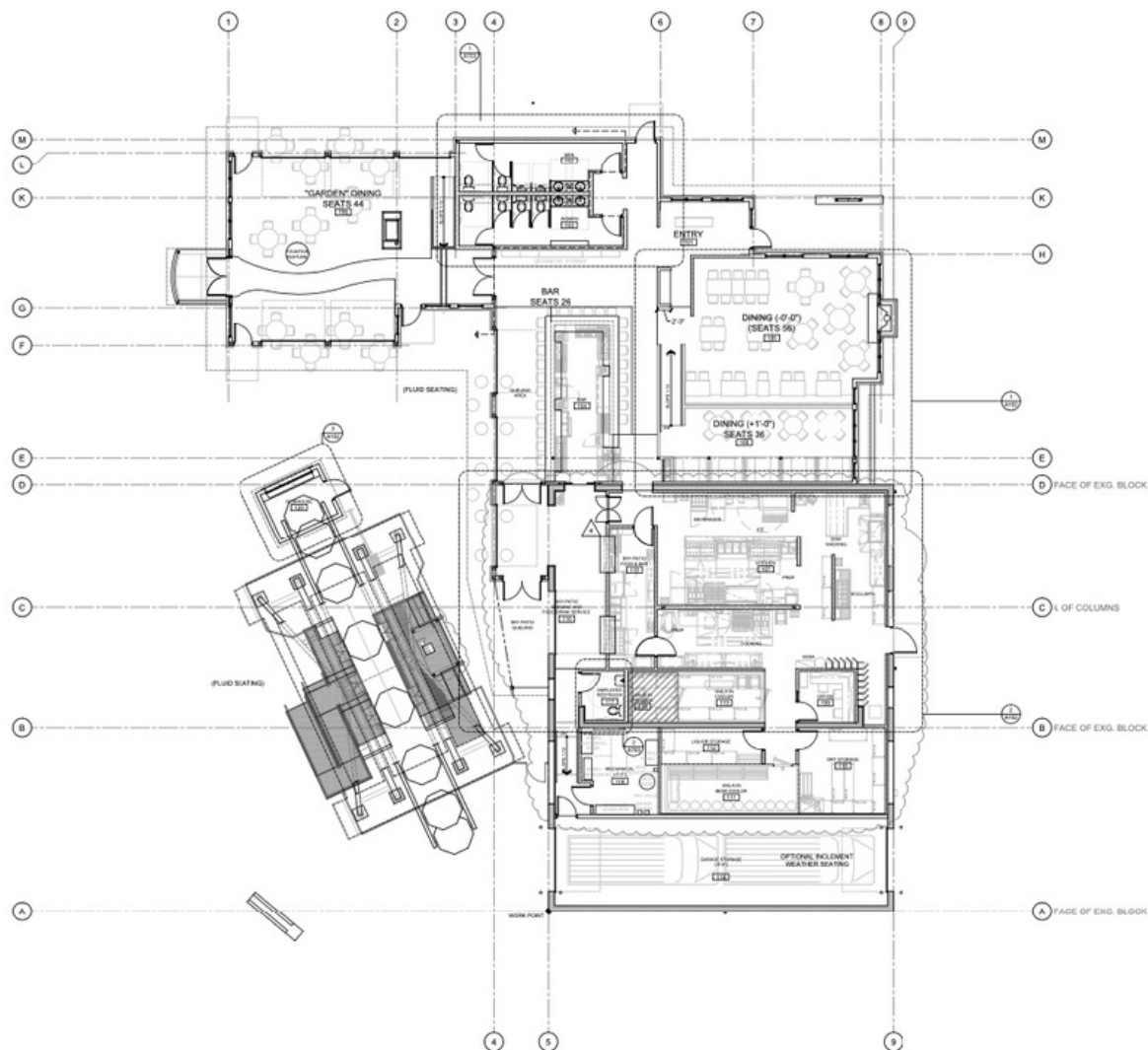
Target Center

Ole Olson Park

Mississippi Walking Trail

Warehouse District

Floor plan



1 FURNITURE & FIXTURE PLAN
SCALE: 1/8" = 1'-0"



Labor and demographics statistics

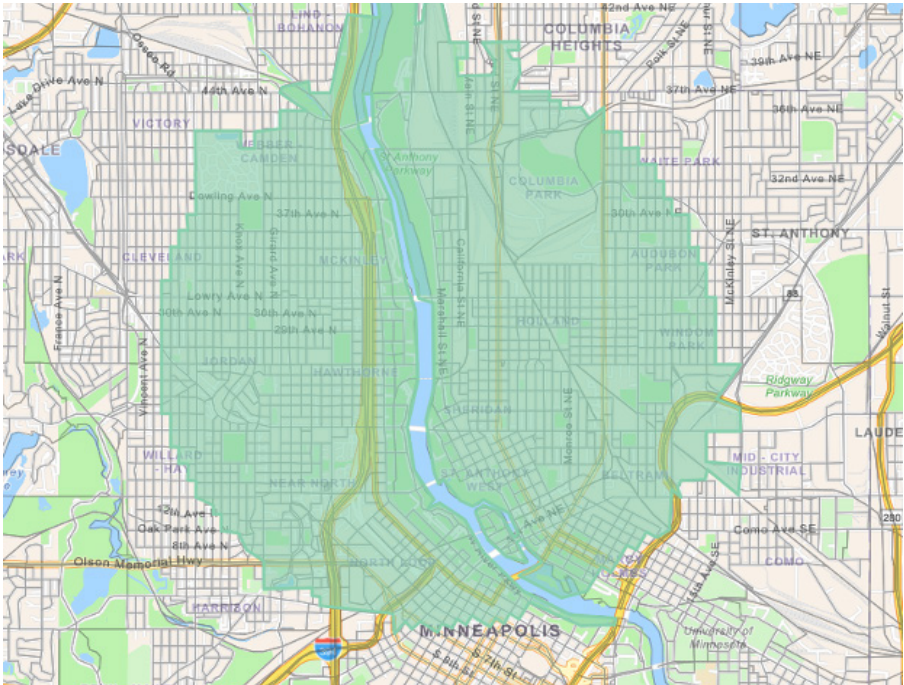
Radius Map

ADDRESS

2501 Marshall St NE
Minneapolis, MN

AREA

2 Miles



ECONOMIC

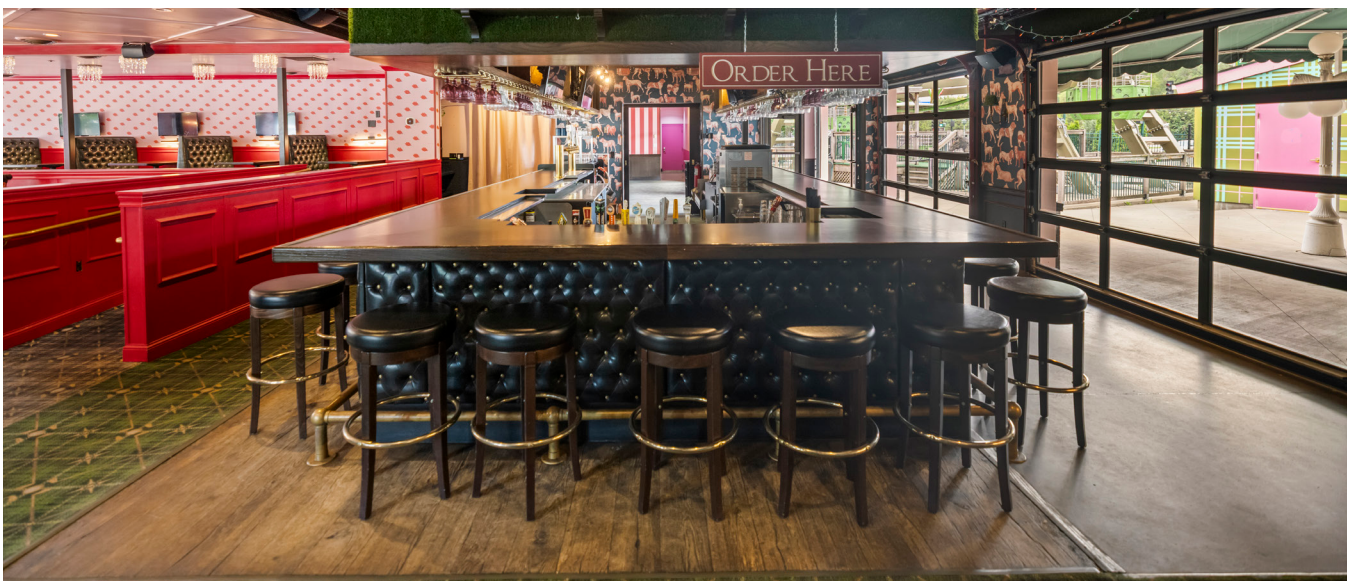
	REGION
POPULATION	81,834
LABOR FORCE POPULATION	48,645
COST OF LIVING	93.30
DRIVETIME MEDIAN HOME VALUE	\$308,151
MEDIAN HOUSEHOLD INCOME	\$79,338
NATIONAL MEDIAN INCOME	\$80,734

DEMOGRAPHICS

SEGMENT	REGION %	REGION POPULATION
MALE	52.30%	42,795
FEMALE	47.70%	39,039
UNDER 18	20.80%	17,304
18-24	8.10%	6,604
25-34	21.40%	17,543
35-44	16.40%	13,446
45-54	12.00%	9,822

TRAFFIC

SEGMENT		SCORE
WALK		~71
BIKE		~94
TRAFFIC COUNT	*2025 TRAFFIC DATA AT MARSHALL ST NE X NE LOWRY AVE	15,484





We Help Companies Succeed and Communities Thrive®



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