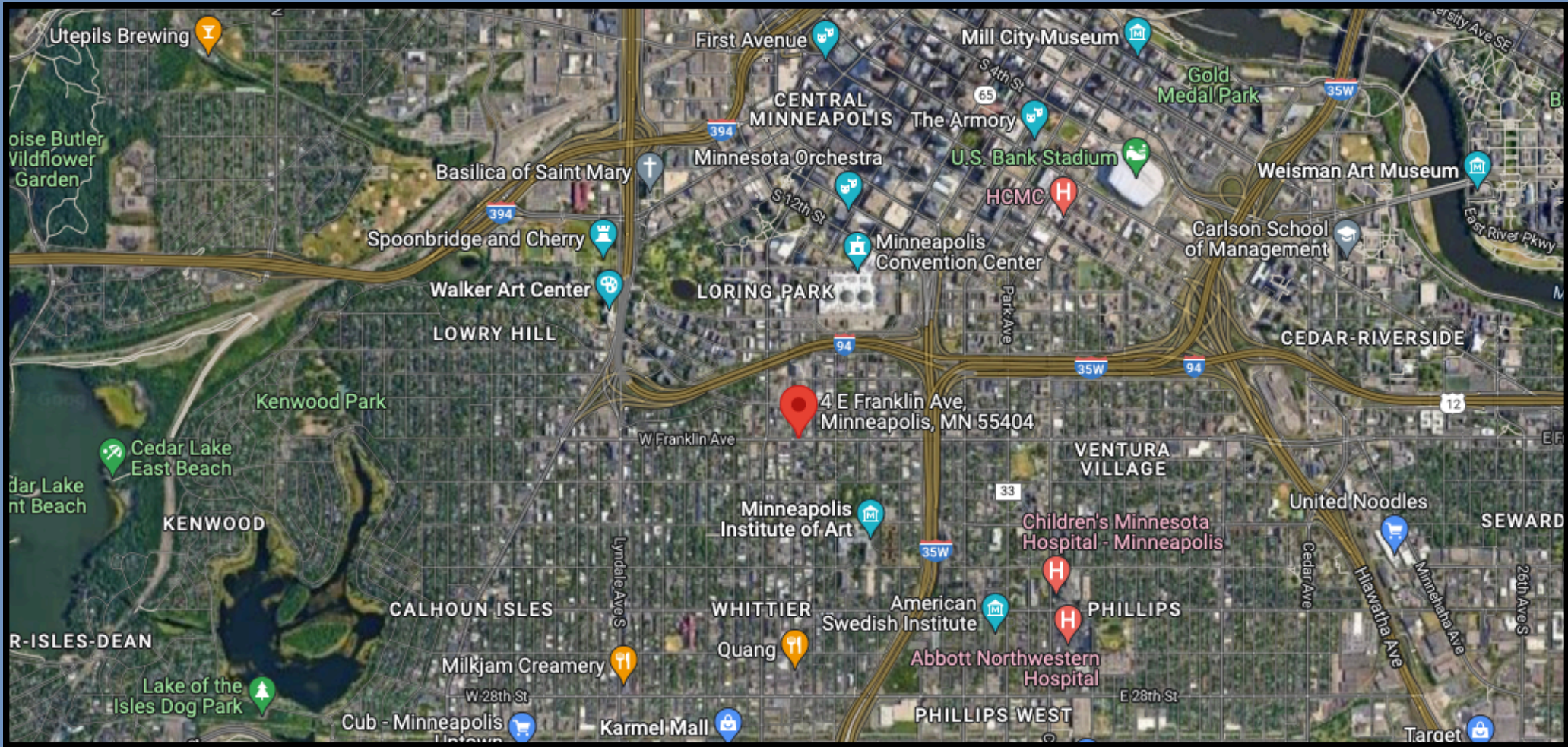


FOR LEASE

4 & 8 E FRANKLIN AVENUE
MINNEAPOLIS, MN 55404





INTRODUCING A PRIME OPPORTUNITY FOR ENTREPRENEURS AND BUSINESSES ALIKE – TWO CLEAN AND AFFORDABLE RETAIL SPACES AND OFFICE AVAILABLE FOR LEASE! NESTLED ON THE CORNER OF FRANKLIN AND NICOLLET, JUST SOUTH OF DOWNTOWN MINNEAPOLIS, THESE EXCEPTIONAL SPACES OFFERS CONVENIENCE, ACCESSIBILITY, AND AN INSPIRING WORK ENVIRONMENT.

STEP INSIDE AND BE GREETED BY A METICULOUSLY DESIGNED SPACES THAT MAXIMIZES EVERY SQUARE FOOT. WITH AN EFFICIENT LAYOUT, THIS OFFICE IS PERFECT FOR PROFESSIONALS SEEKING A PRODUCTIVE AND COMFORTABLE WORKSPACE.

LOCATION IS KEY, AND THIS BUILDING SPACE OFFERS UNPARALLELED ACCESS TO ALL THE AMENITIES AND RESOURCES OF DOWNTOWN MINNEAPOLIS. WHETHER IT'S A QUICK LUNCH BREAK AT ONE OF THE TRENDY RESTAURANTS OR A CLIENT MEETING IN THE HEART OF THE CITY, EVERYTHING IS JUST A STONE'S THROW AWAY. ADDITIONALLY, THE CORNER POSITIONING OF THIS BUILDING ENSURES EXCELLENT VISIBILITY, PROVIDING YOUR BUSINESS WITH THE OPPORTUNITY TO CAPTURE ATTENTION AND STAND OUT FROM THE CROWD.



Demographics

4 E Franklin Ave



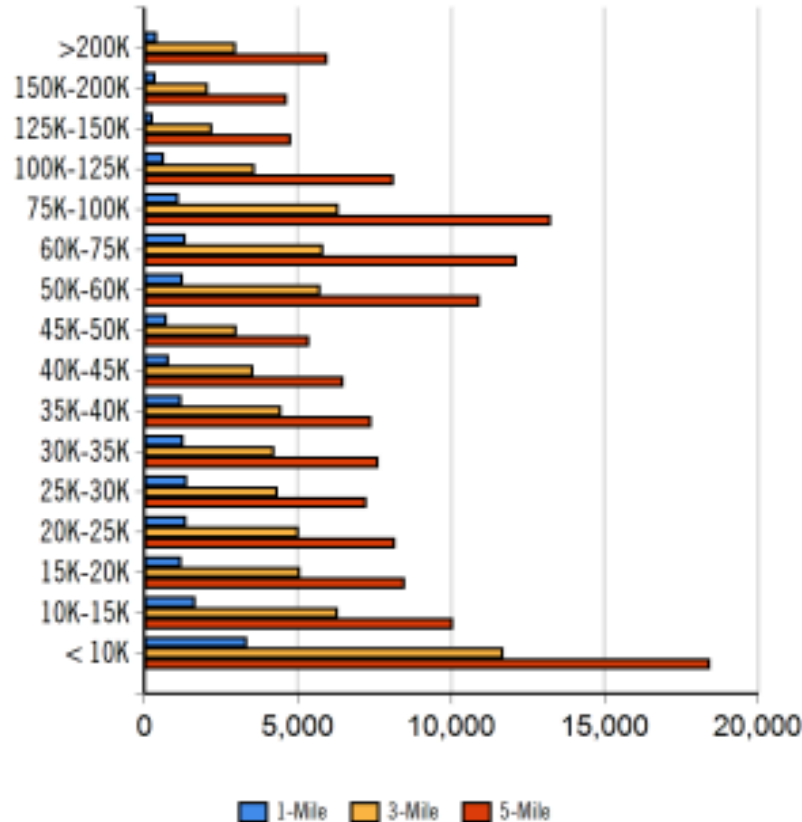
Coldwell Banker Realty

3033 Excelsior Blvd Minneapolis, MN 55416 | 612-925-8452

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	44	20	208	1,430	363	2,610	550	567	2,800	4,286	2,808	386	1,214
3-Mile	218	153	2,266	7,012	2,112	10,105	2,934	2,521	13,220	22,232	12,946	1,716	5,909
5-Mile	646	381	5,456	13,630	4,456	18,603	5,269	4,937	24,636	45,511	21,902	3,874	12,072

Household Income



Radius	Median Household Income
1-Mile	\$32,310.79
3-Mile	\$45,278.72
5-Mile	\$53,011.96

Radius	Average Household Income
1-Mile	\$43,321.15
3-Mile	\$55,044.04
5-Mile	\$62,566.59

Radius	Aggregate Household Income
1-Mile	\$822,146,636.12
3-Mile	\$4,151,772,912.18
5-Mile	\$8,261,869,768.43

Education

	1-Mile	3-mile	5-mile
Pop > 25	23,724	112,957	215,919
High School Grad	3,820	19,993	38,759
Some College	5,570	24,169	44,937
Associates	1,333	5,613	10,944
Bachelors	6,088	26,744	54,093
Masters	1,995	9,613	20,461
Prof. Degree	735	3,738	7,358
Doctorate	250	1,932	5,196

Property Details

Retail Space D: 880sqft for \$2,000/month

Office 3: 236sqft for \$390/month

Office 4: 355sqft for \$575/month

Lease Type: Gross

Year Built: 1983

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