

Retail | For Lease

CBRE

# Hawthorn Crossings

1000 W Broadway Avenue | Minneapolis, MN 55411

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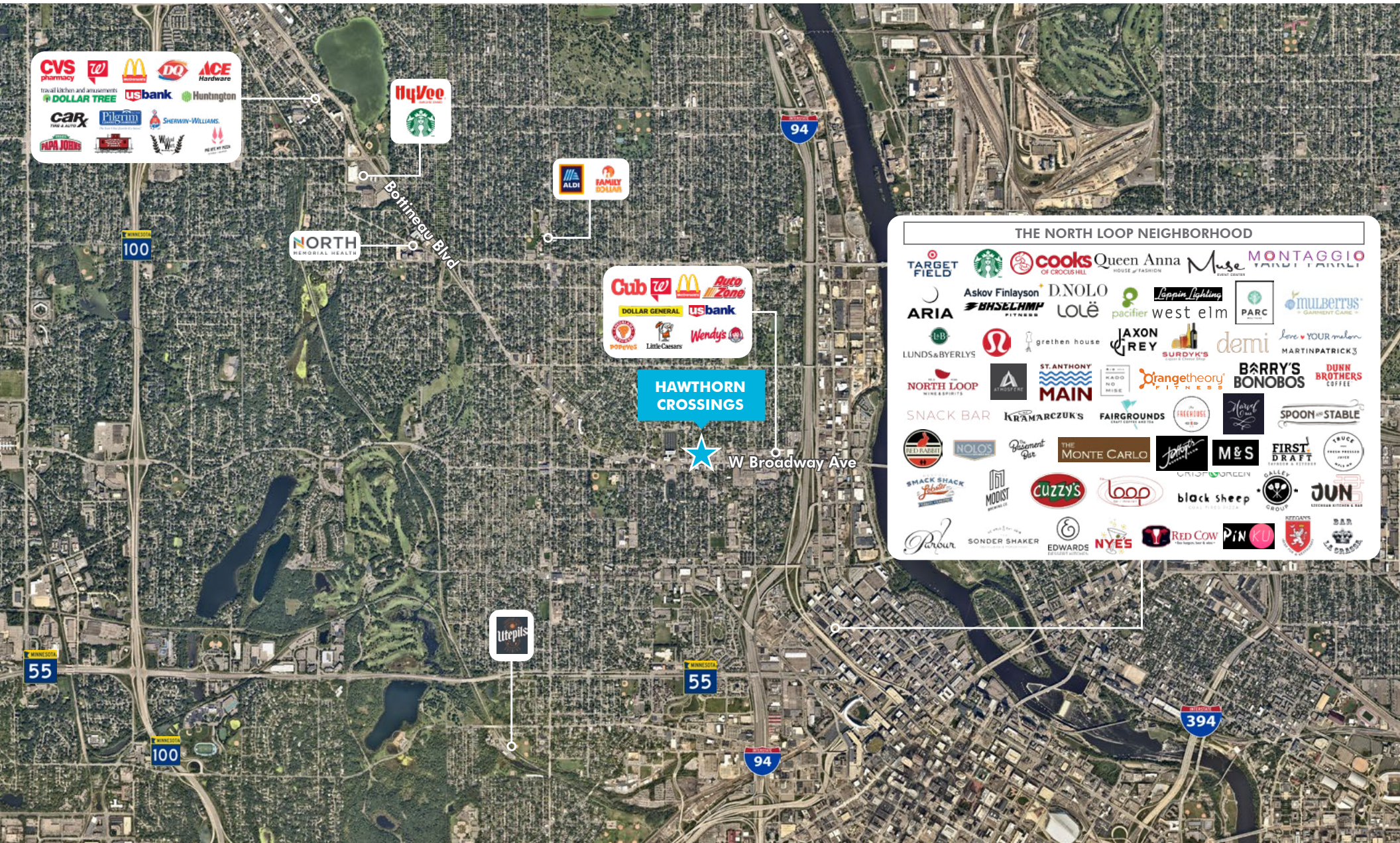


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## Area Map



## Property & Area Highlights

### Available Space

- + 26,000 SF
- + Largest Suite: 16,000 SF
- + Smallest Suite: 2,500 SF

### Net Rent

- + \$18.00 - \$20.00 PSF

### Tax/CAM/Ins

- + \$9.00 PSF (estimated)

### Co-Tenants



### Area Retailers



### Area Employers



### Property Features

- Building & pylon signage available
- High traffic counts
- The center of North Minneapolis retail
- Next to active MTC bus stop
- Free surface parking
- Easy on off I-94 at the Broadway Ave exit
- Short distance to Downtown Minneapolis/North Loop

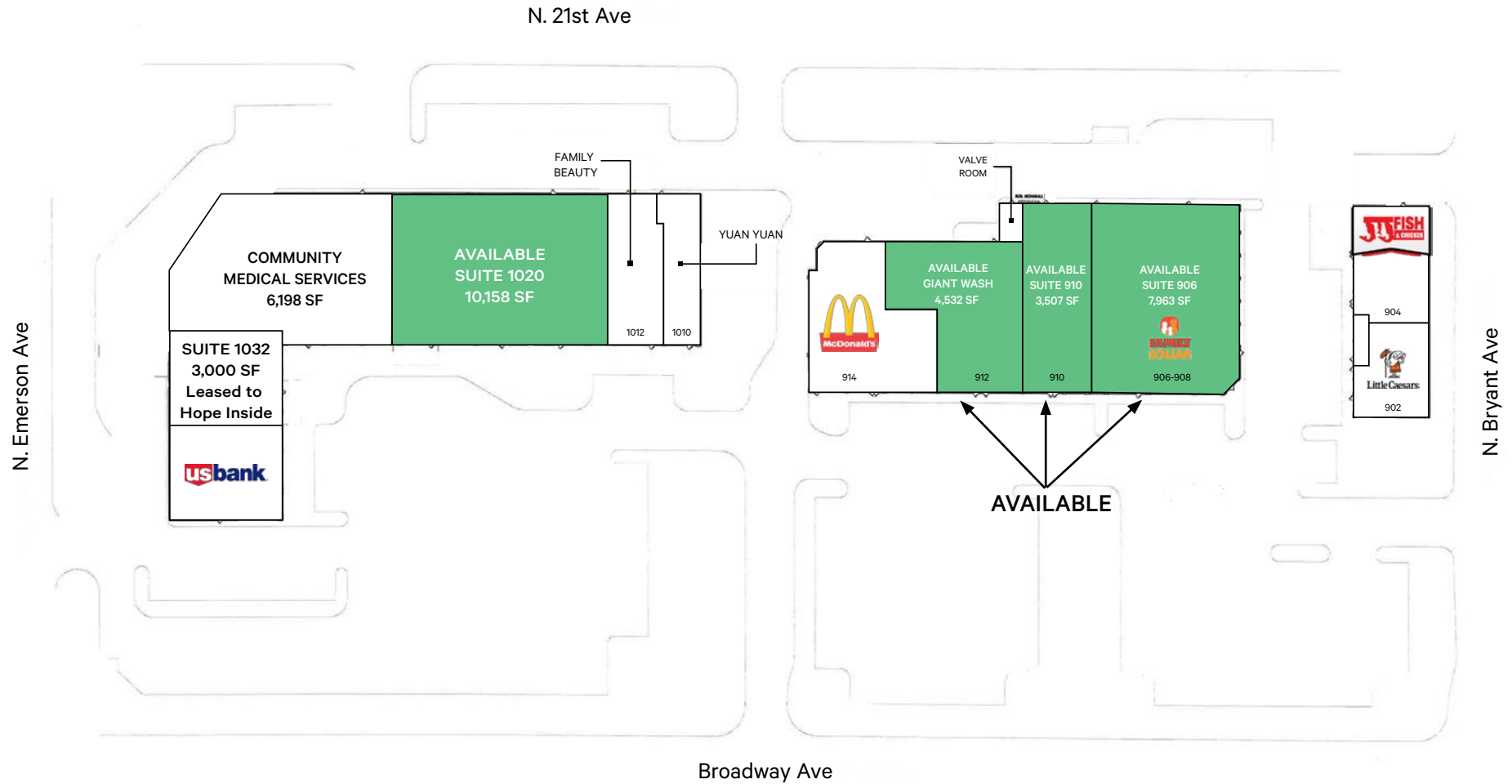
### Traffic Counts

- + I-94: 84,620 VPD
- + W Broadway Ave: 18,681 VPD
- + Emerson Ave N: 3,429 VPD

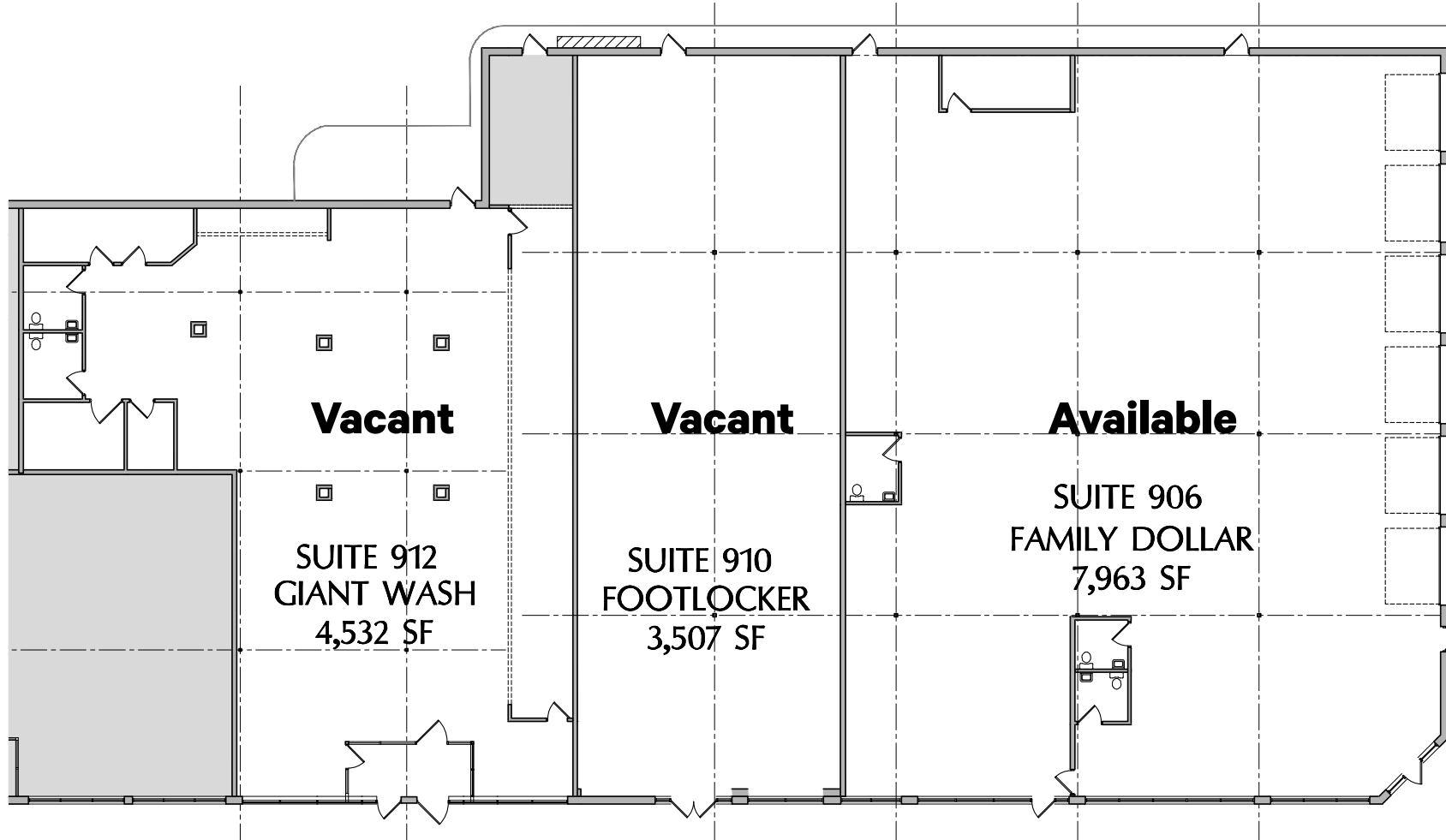
### Demographics

	1 Mile	3 Miles	5 Miles
Population	24,580	190,356	471,824
Daytime Population	25,461	285,409	587,114
Households	7,700	88,048	206,667
Average Household Income	\$64,773	\$100,701	\$98,787
Average Household Income	\$45,147	\$65,912	\$69,158

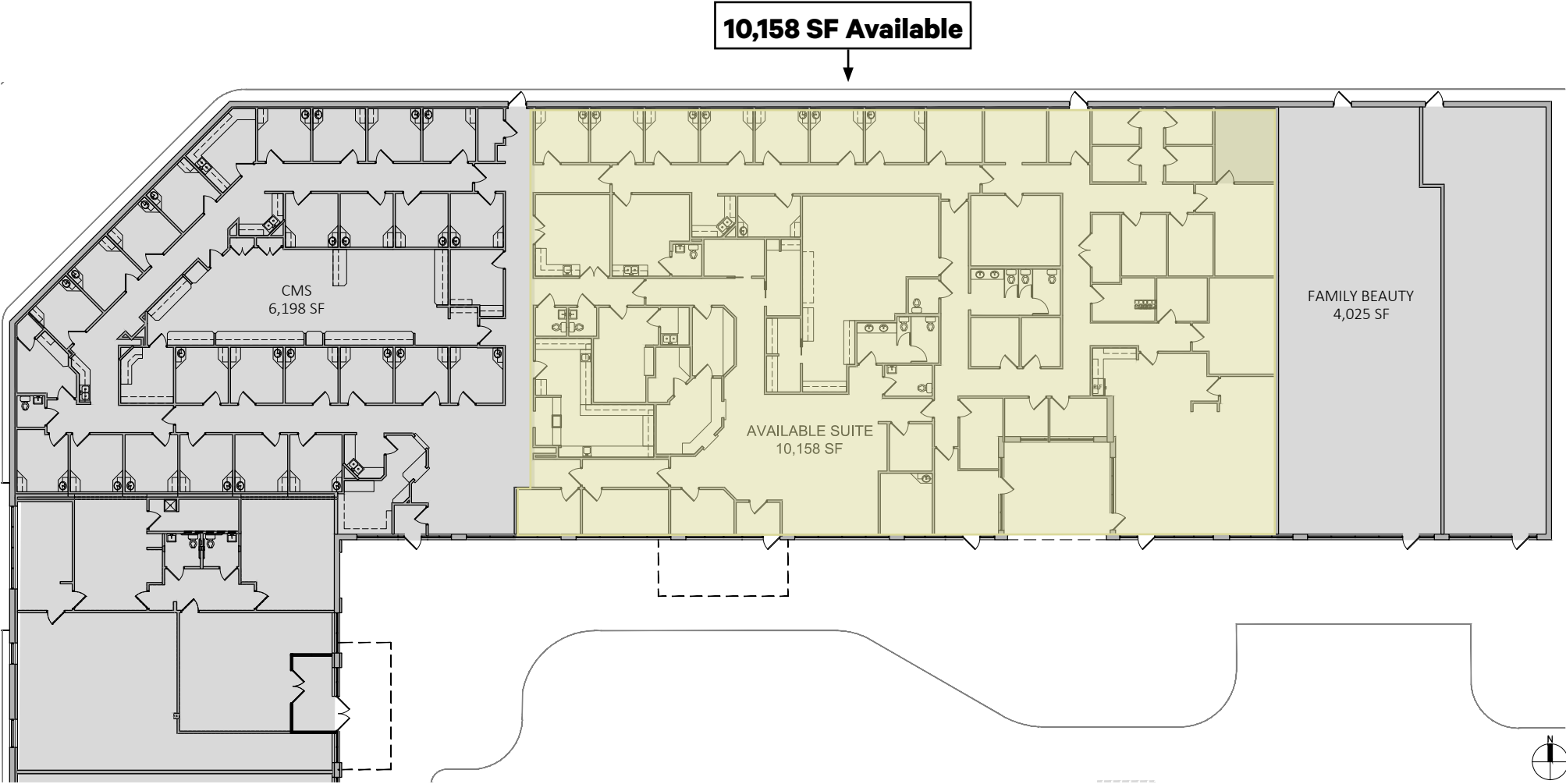
# Property Site Plan



# Property Floor Plan

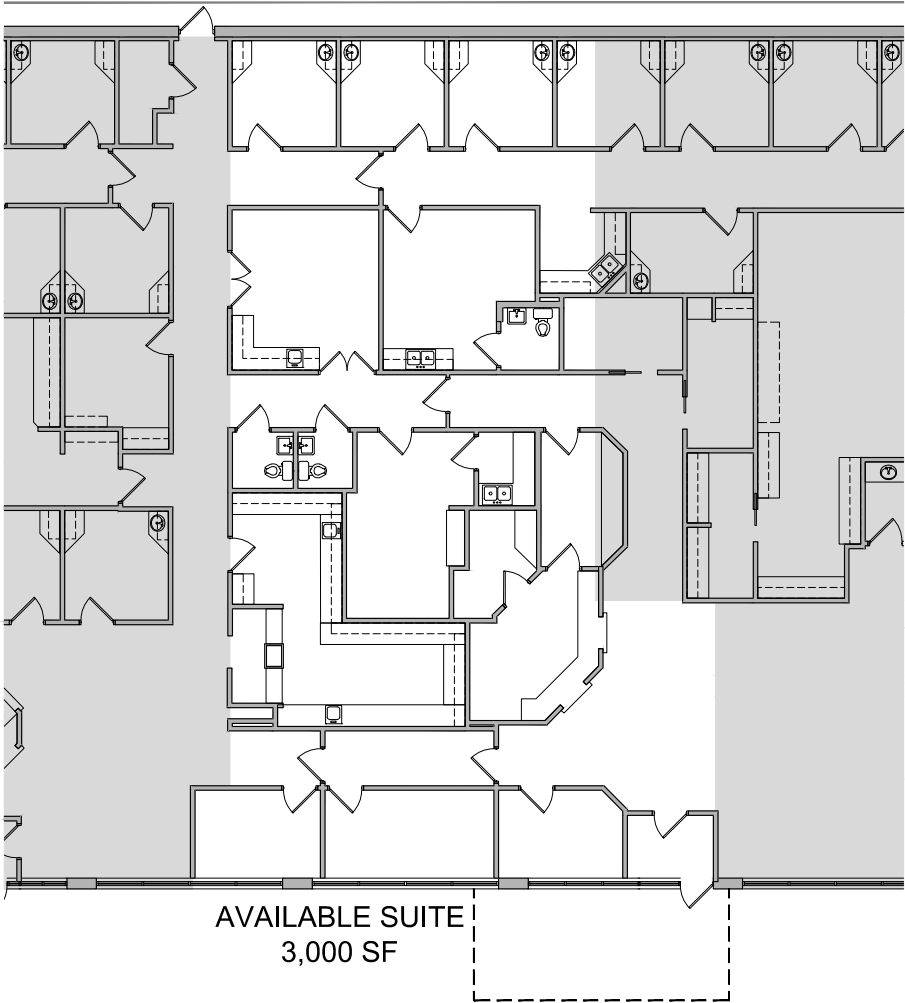
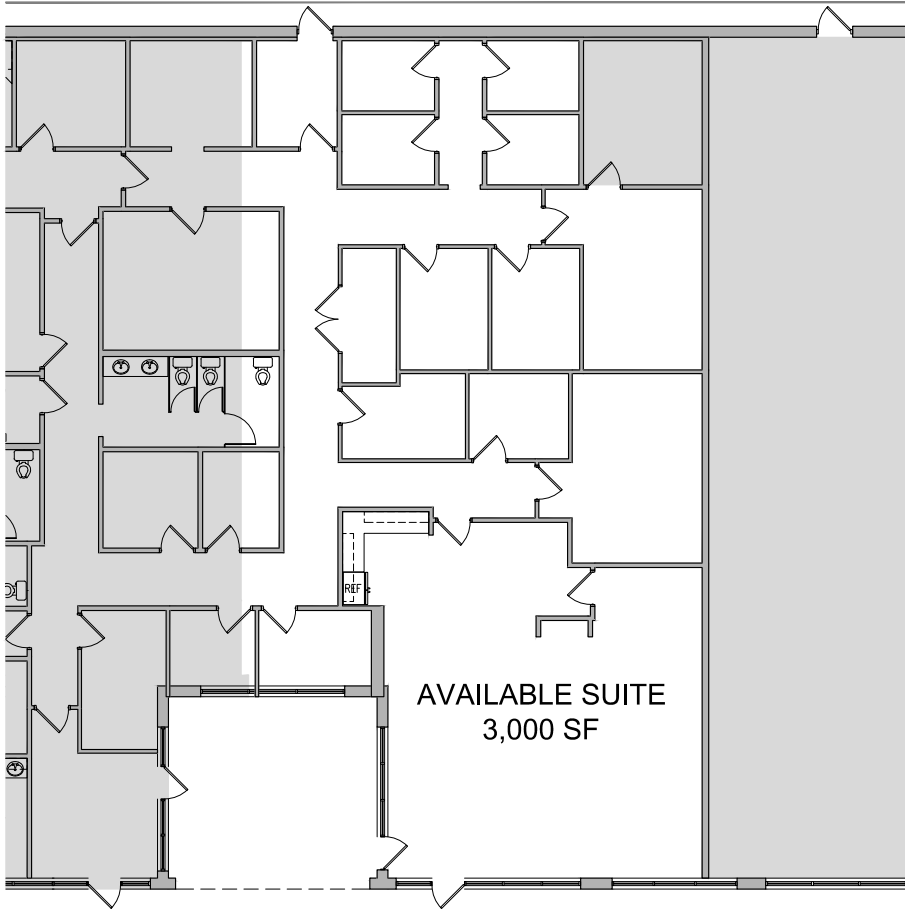


# Property Floor Plan



### Prospect Space (East)

### Prospect Space (West)



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## Contact Us

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