

SW Tire and Auto

5009 Xerxes Avenue South Minneapolis, MN 55410



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PROPERTY INFORMATION

Section 1



SW Tire and Auto

5009 Xerxes Avenue South Minneapolis, MN 55410

Property
Description



PROPERTY DESCRIPTION

Excellent opportunity to acquire a fully occupied single-tenant retail/auto property in the highly desirable Southdale submarket of Minneapolis. The offering consists of the sales of both the real estate and the operating business. 51-year-old family Business, positioned on approximately 0.35 acres with 11,235 SF of building area, the asset offers investors or owner-users the ability to acquire a stabilized urban retail property in one of Minneapolis' strongest infill trade areas.

LOCATION DESCRIPTION

Located in the highly desirable Southdale submarket of Minneapolis, the property benefits from strong visibility along Xerxes Avenue South with approximately 120 feet of frontage and convenient access to surrounding residential neighborhoods. Positioned near W 50th Street and just minutes from major retail corridors, the property is surrounded by affluent demographics with an average household income exceeding \$164,000 within one mile. The location offers strong vehicle traffic counts, excellent accessibility, and a well-established neighborhood retail environment.

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Complete
Highlights



LOCATION INFORMATION

Building Name	SW Tire and Auto
Street Address	5009 Xerxes Avenue South
City, State, Zip	Minneapolis, MN 55410
County	Hennepin
Market	Southdale
Cross-Streets	Xerxes Ave S & W 50th St

ASKING PRICE	\$3,500,000
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BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Ceiling Height	16 ft
Number of Floors	1
Building Size	11,235
Year Built	1921
Ceiling Height	16'

PROPERTY HIGHLIGHTS

- Fully occupied 11,235 SF single-tenant retail/auto property in the affluent Southdale submarket of Minneapolis
- 51-year-old family Business, Long-standing automotive service location with strong neighborhood presence and established customer traffic
- 9 lifts, 2 wheel balancers, all diagnostic tools, 51 years of customer base
- Excellent visibility with approximately 120 feet of frontage along Xerxes Avenue South near W 50th Street
- Dense infill location surrounded by high-income demographics with average household income exceeding \$164,000 within one mile
- Real estate offered for sale separately from the operating business, creating flexibility for investors or owner-users

LOCATION INFORMATION

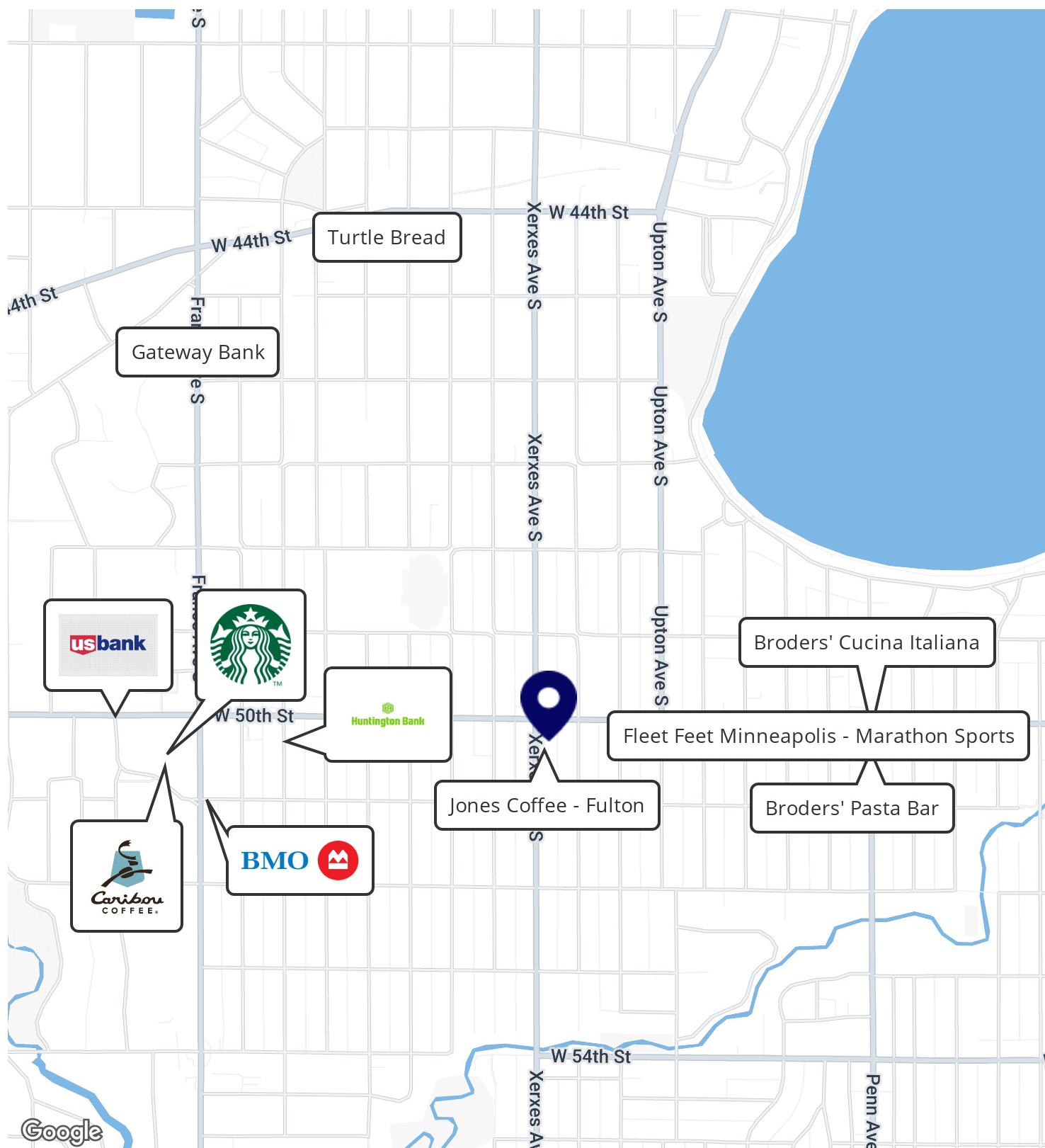
Section 2



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Retailer
Map



DEMOGRAPHICS

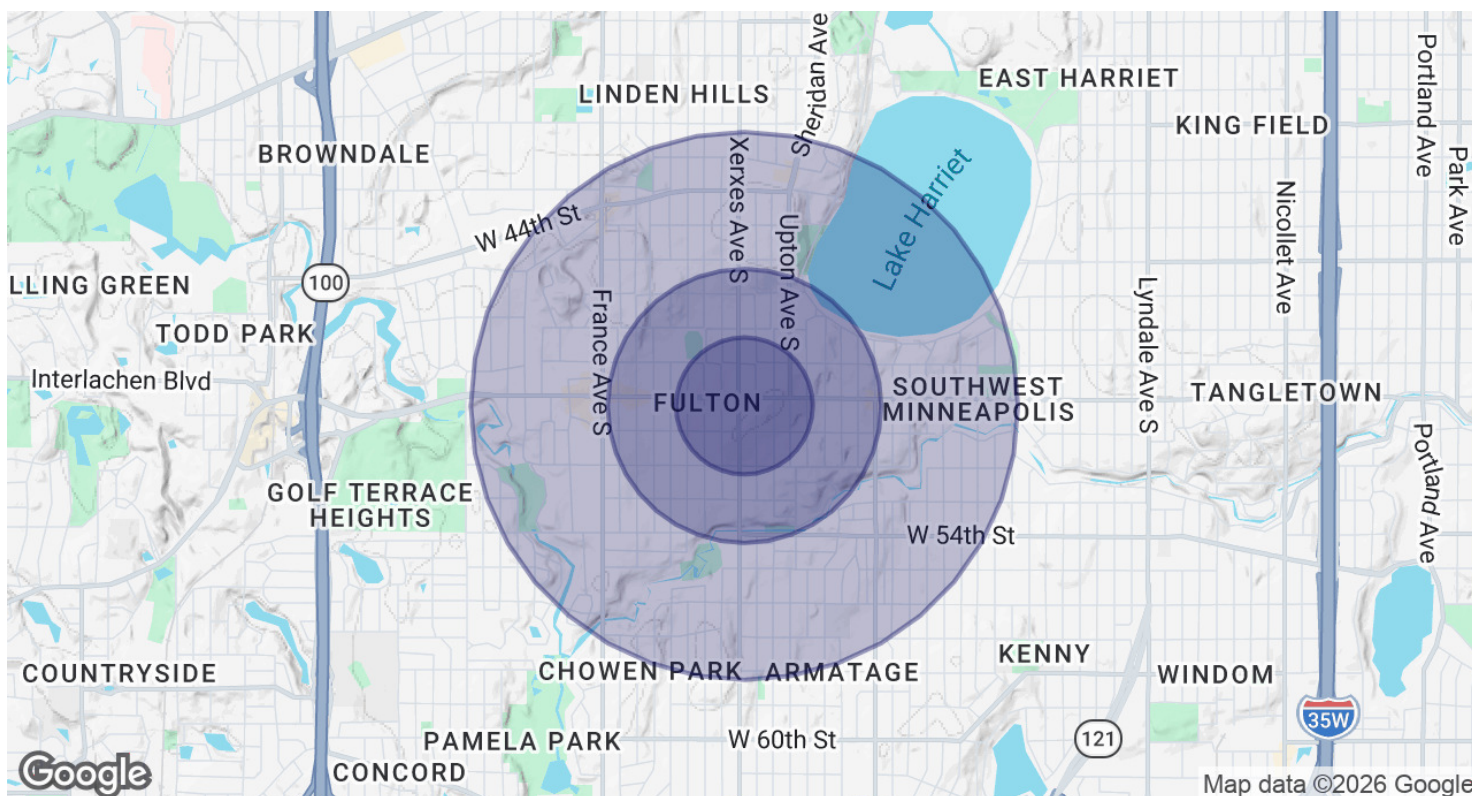
Section 3



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Demographics
Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,600	6,222	20,635
Average Age	41.7	41.7	41.2
Average Age (Male)	41.7	42.3	41.4
Average Age (Female)	42.2	41.1	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	632	2,528	8,219
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$227,014	\$221,132	\$241,638
Average House Value	\$615,193	\$623,106	\$882,444

2023 American Community Survey (ACS)

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Meet
the
Team



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