

Retail | For Lease

CBRE

# Hawthorn Crossings

1000 W Broadway Avenue | Minneapolis, MN 55411

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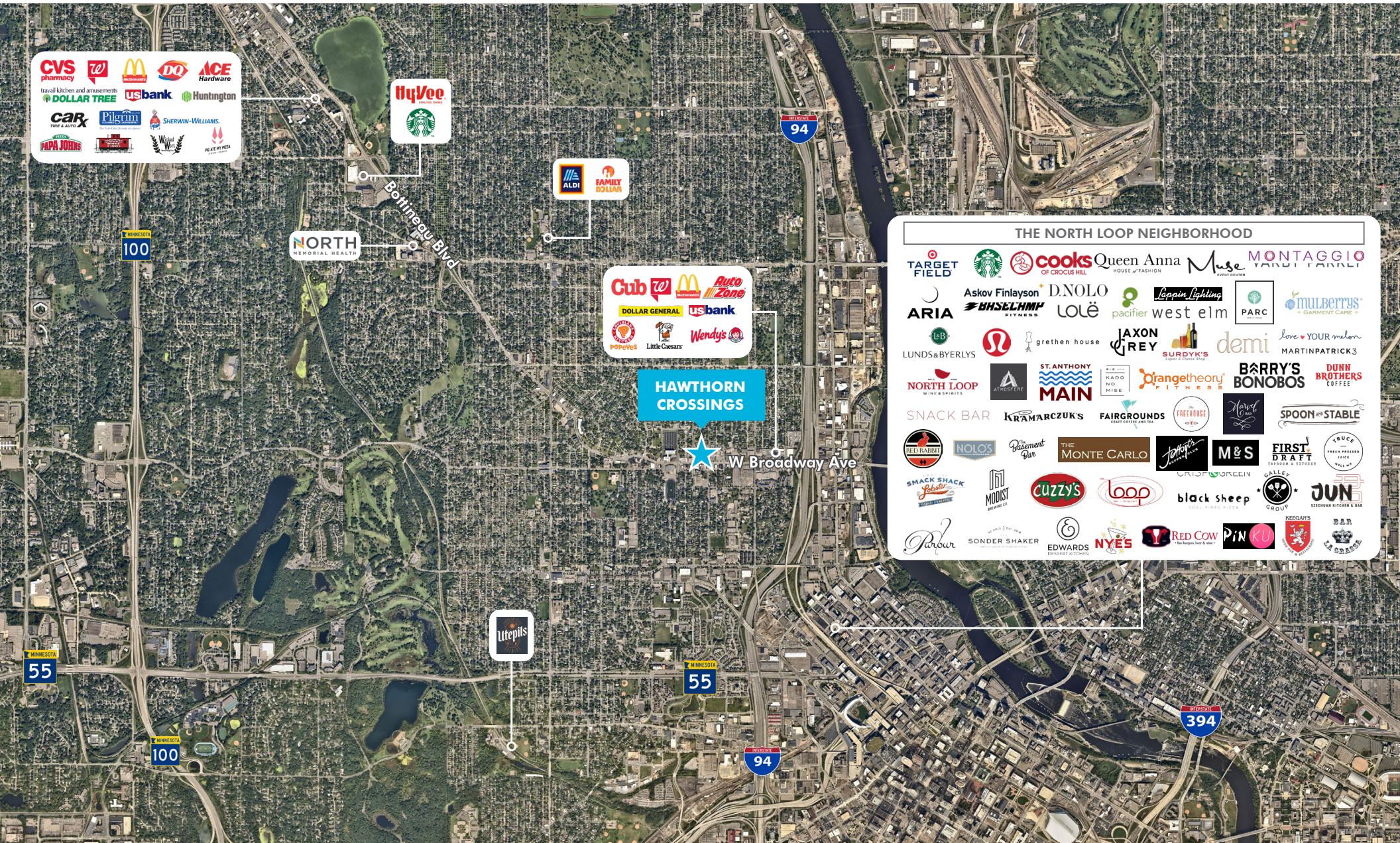


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## Area Map



CVS pharmacy, Walgreens, McDonald's, Dunkin', ACE Hardware, Dollar Tree, US Bank, Huntington, CAR, Pileum, Sherwin-Williams, Papa John's, Little Caesars, Wendy's, Fire Pie.

HuVee, Starbucks

ALDI, Family Dollar

Cub, Walgreens, McDonald's, Auto Zone, Dollar General, US Bank, Popeye's, Little Caesars, Wendy's

HAWTHORN CROSSINGS



W Broadway Ave

Utterlip's

THE NORTH LOOP NEIGHBORHOOD

TARGET FIELD, Starbucks, cooks, Queen Anna, Muse, MONTAGGIO, ARIA, Askov Finlayson, D.NOLO, Loppin Lighting, BHSELHMP, LOLE, pacifier, west elm, PARC, MULBERRYS, LUNDS&BYERLYS, grethen house, JAXON GREY, SURDYK'S, demi, love YOUR melon, MARTINPATRICK'S, NORTH LOOP, ST. ANTHONY, KADO, ORANGETHEORY, BARRY'S, BONOBOS, DUNN BROTHERS, SNACK BAR, KRAMARCZUKS, FAIRGROUNDS, FACEHOUSE, SPOON AND STABLE, RED HANDED, NOLOS, Basement Bar, THE MONTE CARLO, Jolly's, M&S, FIRST DRAFT, SMACK SHACK, MODIST, CUZZY'S, LOOP, black sheep, JUN, Parour, SONDER SHAKER, EDWARDS, NYE'S, RED COW, PIN KU, KEGGANS, BAR LE CRABE

## Property & Area Highlights

### Available Space

- + 8,000 SF
- + Largest Suite: 4,500 SF
- + Smallest Suite: 3,507 SF

### Net Rent

- + \$18.00 - \$20.00 PSF

### Tax/CAM/Ins

- + \$11.80 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

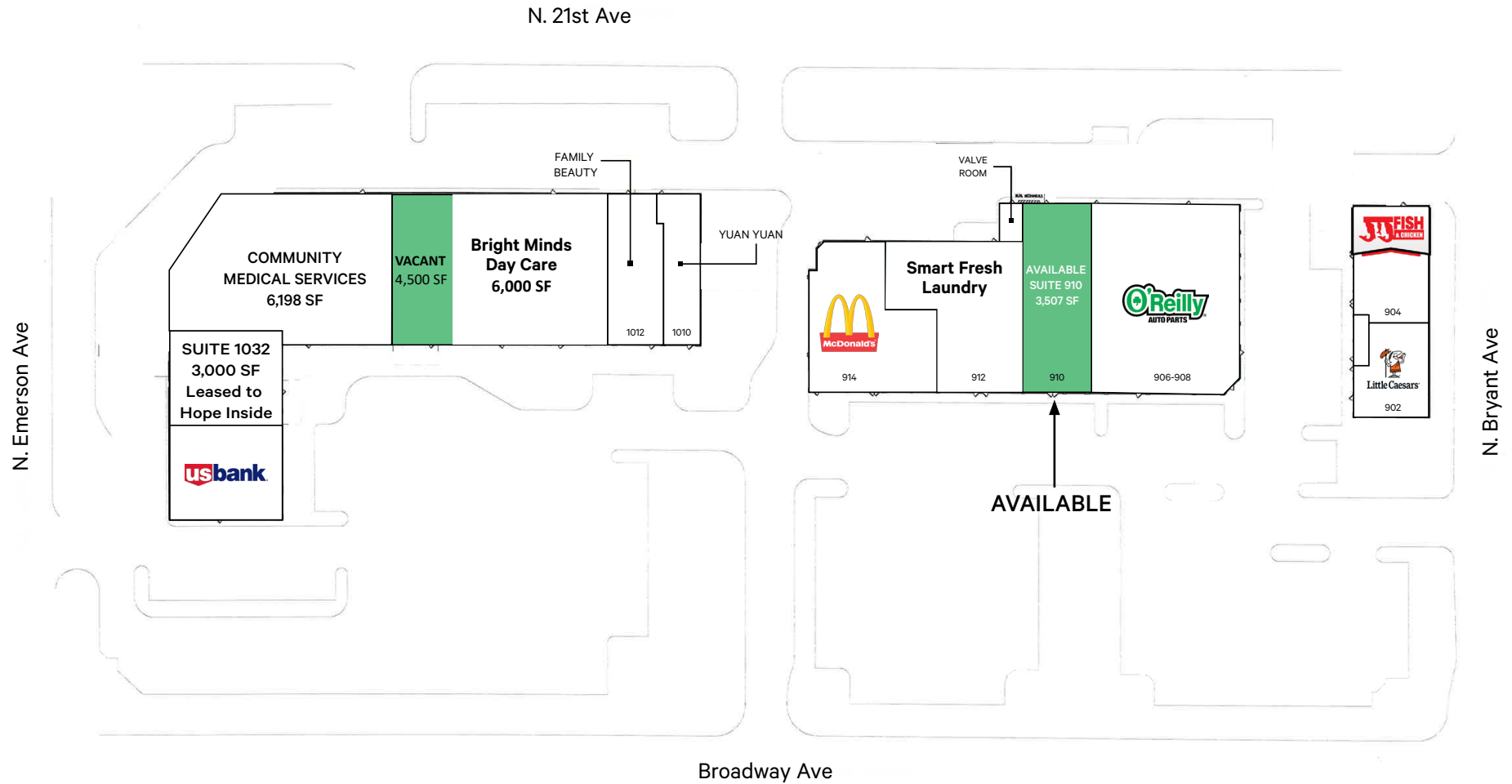
### Traffic Counts

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

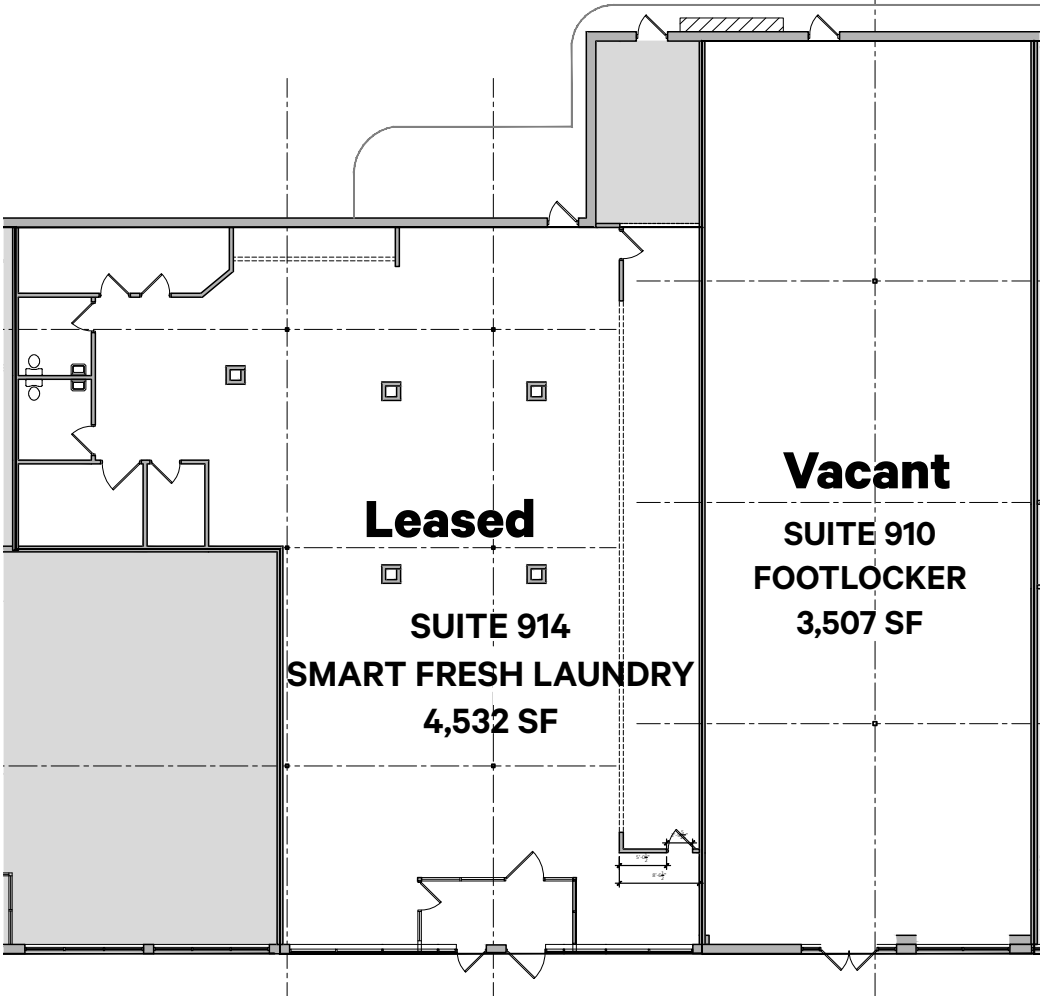
### Demographics

	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

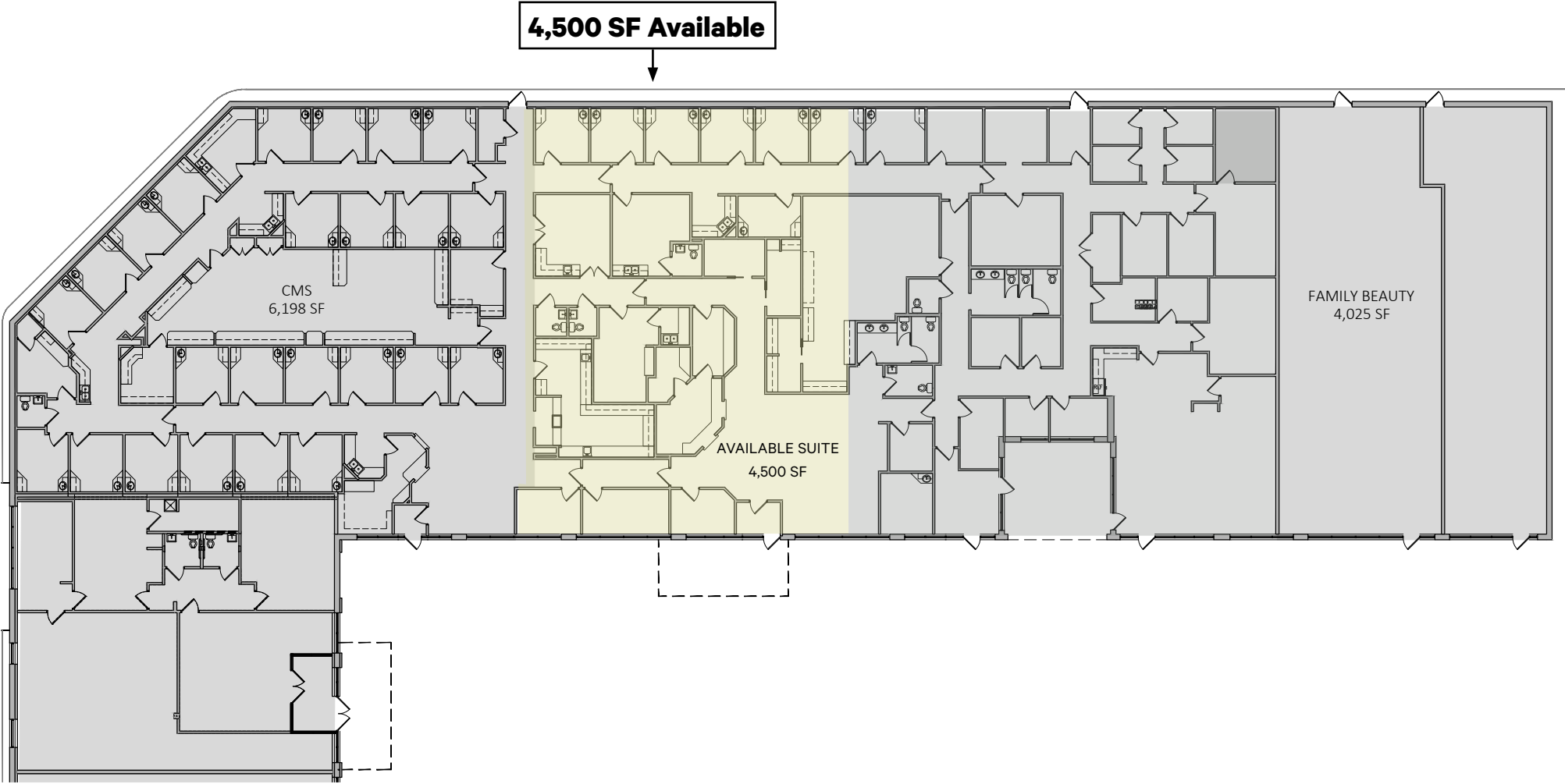
# Property Site Plan



# Property Floor Plan



# Property Floor Plan



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## Property Photos



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## Contact Us

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