



RETAIL/RESTAURANT

FOR SALE: \$4,000,000
FOR LEASE: NEGOTIABLE

Psycho Suzi's

1900 MARSHALL ST NE
MINNEAPOLIS, MN

PROPERTY OVERVIEW

Buy or lease a once-in-a-generation opportunity to acquire an iconic Mississippi River waterfront property designed for unforgettable guest experiences.



THE
BROOKSHIRE
COMPANY

Property highlights

This iconic Mississippi River waterfront property offers a rare combination of location, scale, and infrastructure. Designed to accommodate high-volume hospitality operations, the property features more than 950 indoor and outdoor seats, a recently renovated commercial kitchen, multiple bars with 18 tap lines, expansive waterfront decks, panoramic river views, 80 on-site parking spaces, and a highly visible marquee sign.

Updated Operations

Fully equipped commercial kitchen, multiple bars, 18 tap lines, walk-ins, and upgraded \$1 million HVAC.

Visibility

Beloved Twin Cities restaurant, Marquee signage, 80 dedicated parking spaces, and excellent accessibility in Northeast Minneapolis.

Capacity

Accommodates more than 950 guests with 650+ indoor seats and 300+ outdoor seats across expansive waterfront patios and multi-level decks.



Specifications

The PR-1 (Production Mixed Use) district in Minneapolis blends light industrial, creative, and residential uses.

ZONING	PR-1
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	1.44 ACRES
PROPOSED BUILDING	15,000 SF
YEAR BUILT	1968
REMODELED	2010,2022,2026
FLOORS	2
MAIN LEVEL	7000+ SQFT OF SECOND GENERATION RESTAURANT SPACE
MAIN LEVEL	7000+ SQFT OF BAR / NIGHTCLUB & OFFICE SPACE
HEATING	HVAC - \$1 MILLION UPGRADED SYSTEM
AIR CONDITIONING	HVAC - \$1 MILLION UPGRADED SYSTEM
PATIO	LARGE PATIO
DECK	ADA COMPLIANT, MULTI-LEVEL
WATER DOCKS	ALLOWED
PARKING	80 SPACES
SEATING	900+
MAIN LEVEL SEATS	382
UPPER LEVEL SEATS	276
PATIO SEATS	300+





NEARBY NEIGHBORHOODS

Northeast Minneapolis
Northeast Arts Districts
Bottineau
Holland
Marshall Terrace

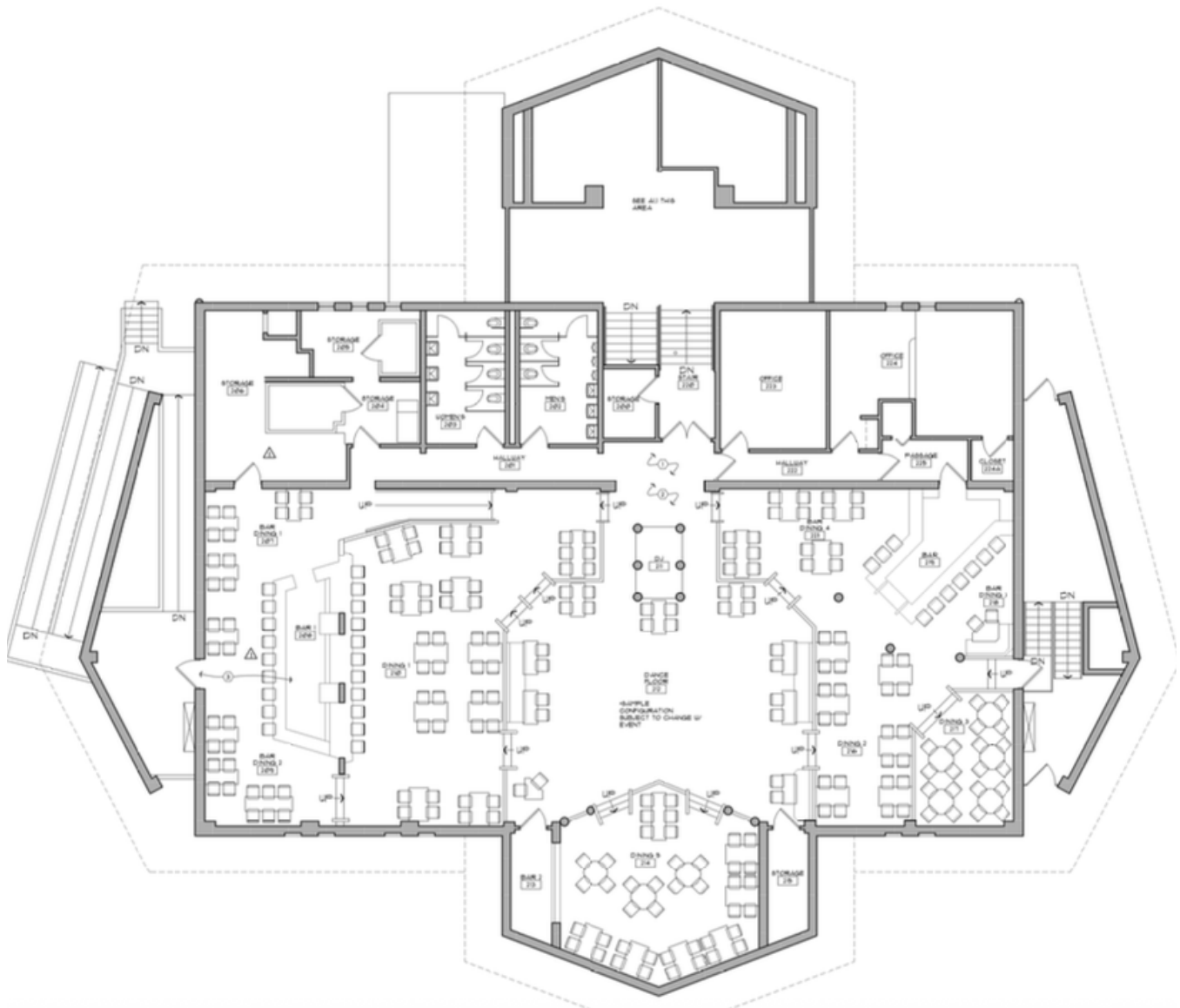
NEARBY ATTRACTIONS

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 - Level 1



Architectural floor plan of a building, likely a restaurant or commercial space, showing various rooms and dimensions. The plan includes a large central area with a bar, multiple dining areas, a kitchen, and storage rooms. Dimensions are provided for many rooms and areas.

Key areas and dimensions include:

- Bar:** 10'-0" x 4'-0"
- Dining 1:** 27'-0" x 17'-0"
- Dining 2:** 27'-0" x 17'-0"
- Dining 3:** 27'-0" x 17'-0"
- Dining 4:** 27'-0" x 17'-0"
- Kitchen:** 27'-0" x 17'-0"
- Storage:** 27'-0" x 17'-0"
- Employee Room:** 10'-0" x 10'-0"
- Private:** 10'-0" x 10'-0"
- Bar Storage:** 10'-0" x 10'-0"
- Storage 1:** 10'-0" x 10'-0"
- Storage 2:** 10'-0" x 10'-0"
- Storage 3:** 10'-0" x 10'-0"
- Storage 4:** 10'-0" x 10'-0"
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- Storage 97:** 10'-0" x 10'-0"
- Storage 98:** 10'-0" x 10'-0"
- Storage 99:** 10'-0" x 10'-0"
- Storage 100:** 10'-0" x 10'-0"

Other labels include: "EXIST. ELEV. 1", "EXIST. ELEV. 2", "EXIST. ELEV. 3", "EXIST. ELEV. 4", "EXIST. ELEV. 5", "EXIST. ELEV. 6", "EXIST. ELEV. 7", "EXIST. ELEV. 8", "EXIST. ELEV. 9", "EXIST. ELEV. 10", "EXIST. ELEV. 11", "EXIST. ELEV. 12", "EXIST. ELEV. 13", "EXIST. ELEV. 14", "EXIST. ELEV. 15", "EXIST. ELEV. 16", "EXIST. ELEV. 17", "EXIST. ELEV. 18", "EXIST. ELEV. 19", "EXIST. ELEV. 20", "EXIST. ELEV. 21", "EXIST. ELEV. 22", "EXIST. ELEV. 23", "EXIST. ELEV. 24", "EXIST. ELEV. 25", "EXIST. ELEV. 26", "EXIST. ELEV. 27", "EXIST. ELEV. 28", "EXIST. ELEV. 29", "EXIST. ELEV. 30", "EXIST. ELEV. 31", "EXIST. ELEV. 32", "EXIST. ELEV. 33", "EXIST. ELEV. 34", "EXIST. ELEV. 35", "EXIST. ELEV. 36", "EXIST. ELEV. 37", "EXIST. ELEV. 38", "EXIST. ELEV. 39", "EXIST. ELEV. 40", "EXIST. ELEV. 41", "EXIST. ELEV. 42", "EXIST. ELEV. 43", "EXIST. ELEV. 44", "EXIST. ELEV. 45", "EXIST. ELEV. 46", "EXIST. ELEV. 47", "EXIST. ELEV. 48", "EXIST. ELEV. 49", "EXIST. ELEV. 50", "EXIST. ELEV. 51", "EXIST. ELEV. 52", "EXIST. ELEV. 53", "EXIST. ELEV. 54", "EXIST. ELEV. 55", "EXIST. ELEV. 56", "EXIST. ELEV. 57", "EXIST. ELEV. 58", "EXIST. ELEV. 59", "EXIST. ELEV. 60", "EXIST. ELEV. 61", "EXIST. ELEV. 62", "EXIST. ELEV. 63", "EXIST. ELEV. 64", "EXIST. ELEV. 65", "EXIST. ELEV. 66", "EXIST. ELEV. 67", "EXIST. ELEV. 68", "EXIST. ELEV. 69", "EXIST. ELEV. 70", "EXIST. ELEV. 71", "EXIST. ELEV. 72", "EXIST. ELEV. 73", "EXIST. ELEV. 74", "EXIST. ELEV. 75", "EXIST. ELEV. 76", "EXIST. ELEV. 77", "EXIST. ELEV. 78", "EXIST. ELEV. 79", "EXIST. ELEV. 80", "EXIST. ELEV. 81", "EXIST. ELEV. 82", "EXIST. ELEV. 83", "EXIST. ELEV. 84", "EXIST. ELEV. 85", "EXIST. ELEV. 86", "EXIST. ELEV. 87", "EXIST. ELEV. 88", "EXIST. ELEV. 89", "EXIST. ELEV. 90", "EXIST. ELEV. 91", "EXIST. ELEV. 92", "EXIST. ELEV. 93", "EXIST. ELEV. 94", "EXIST. ELEV. 95", "EXIST. ELEV. 96", "EXIST. ELEV. 97", "EXIST. ELEV. 98", "EXIST. ELEV. 99", "EXIST. ELEV. 100".

Labor and demographics statistics

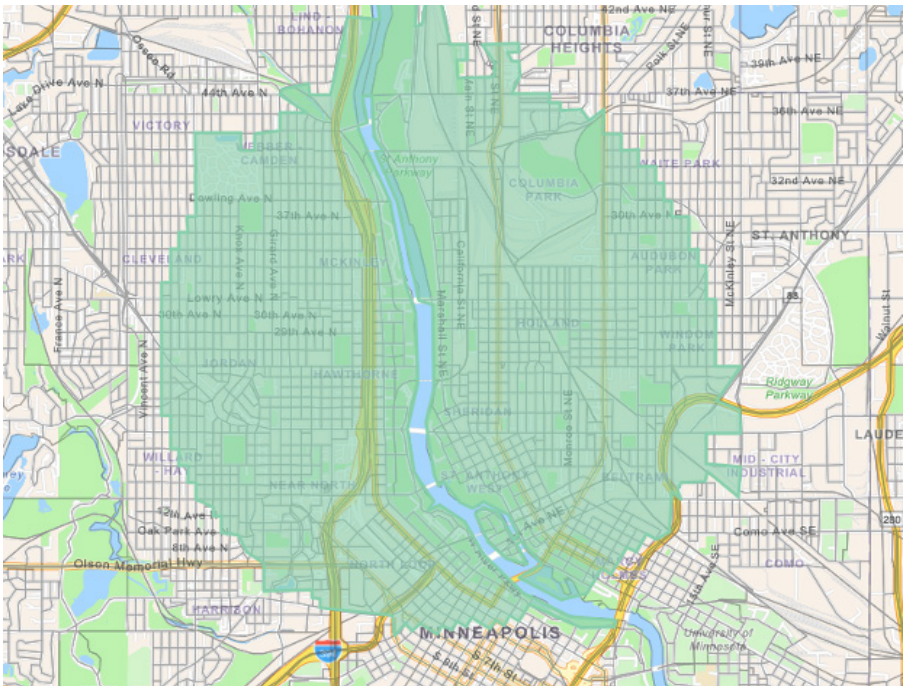
Radius Map

ADDRESS

1900 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
MINNEAPOLIS MSA RESIDENTS SPEND \$1,150 MORE ON EATING OUT COMPARED TO NATIONAL AVERAGE	

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





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