

Retail For Lease

Article Dinkytown

1400 5th St SE
Minneapolis, MN



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Property Highlights

- Dense student and residential housing
- Article Dinkytown has 336 units / 547 beds
- Higher than normal foot traffic trade area
- Located between 14th and 15th Avenues with the highest VPD



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	40,149	227,691	515,768
Median HH Income	\$50,310	\$68,009	\$78,034
Average HH Income	\$83,257	\$97,826	\$107,843
Daytime Population	35,904	285,331	417,053

Description

New high end mixed use development in the heart of Dinkytown, the major retail hub adjacent to the University of Minnesota campus

Available

Suite P101: 3,669 SF

Suite P102B: 1,372 SF

2026 Expenses

\$ 4.44 PSF - CAM

\$ 4.23 PSF - Taxes

\$ 8.67 PSF - Total

Traffic Count

5th Street SE: 3,357 vehicles per day

14th Ave SE: 3,452 vehicles per day

4th St SE: 12,365 vehicles per day

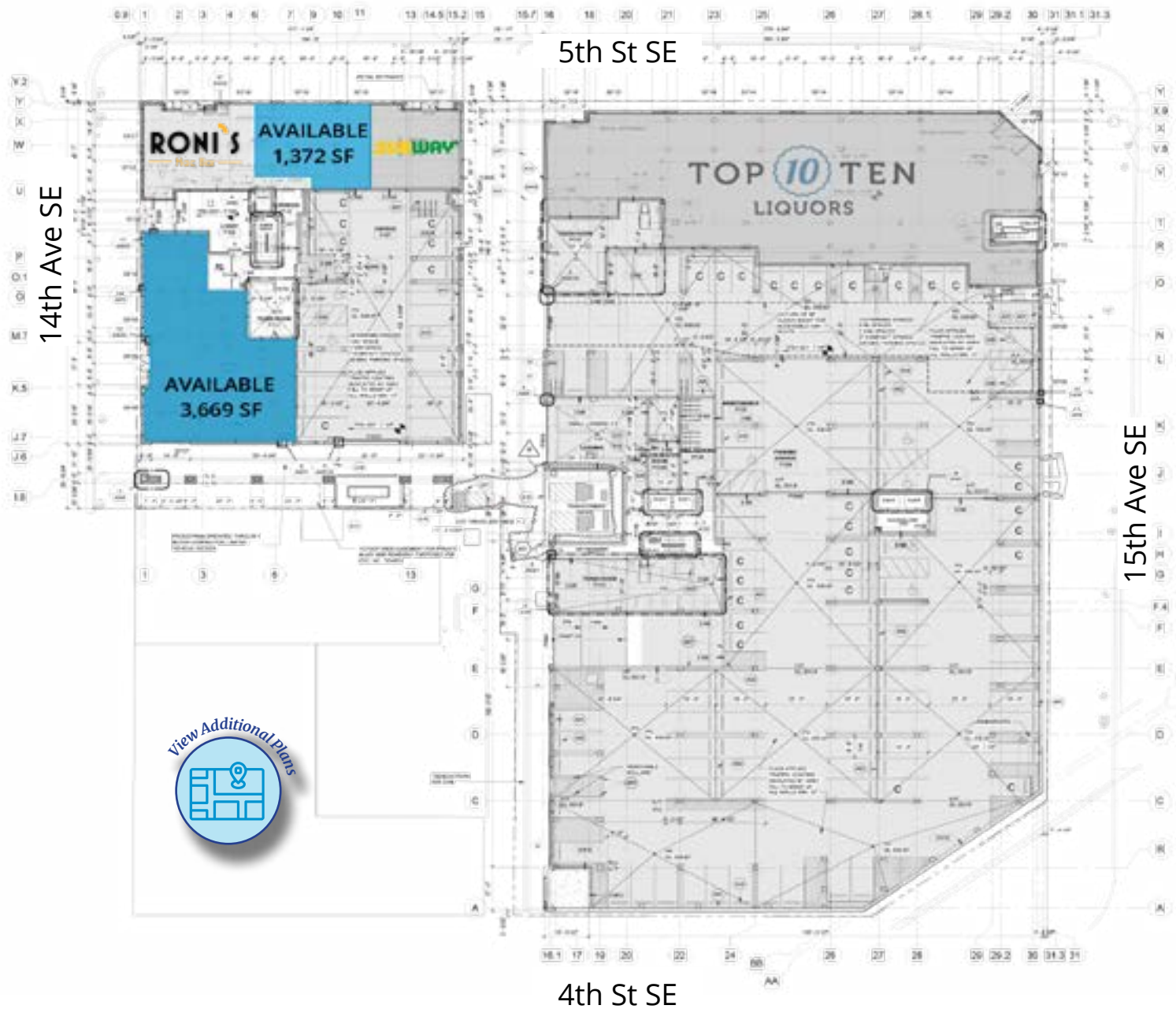
Area Tenants



Site Plan

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Accelerating success.



Site Plan

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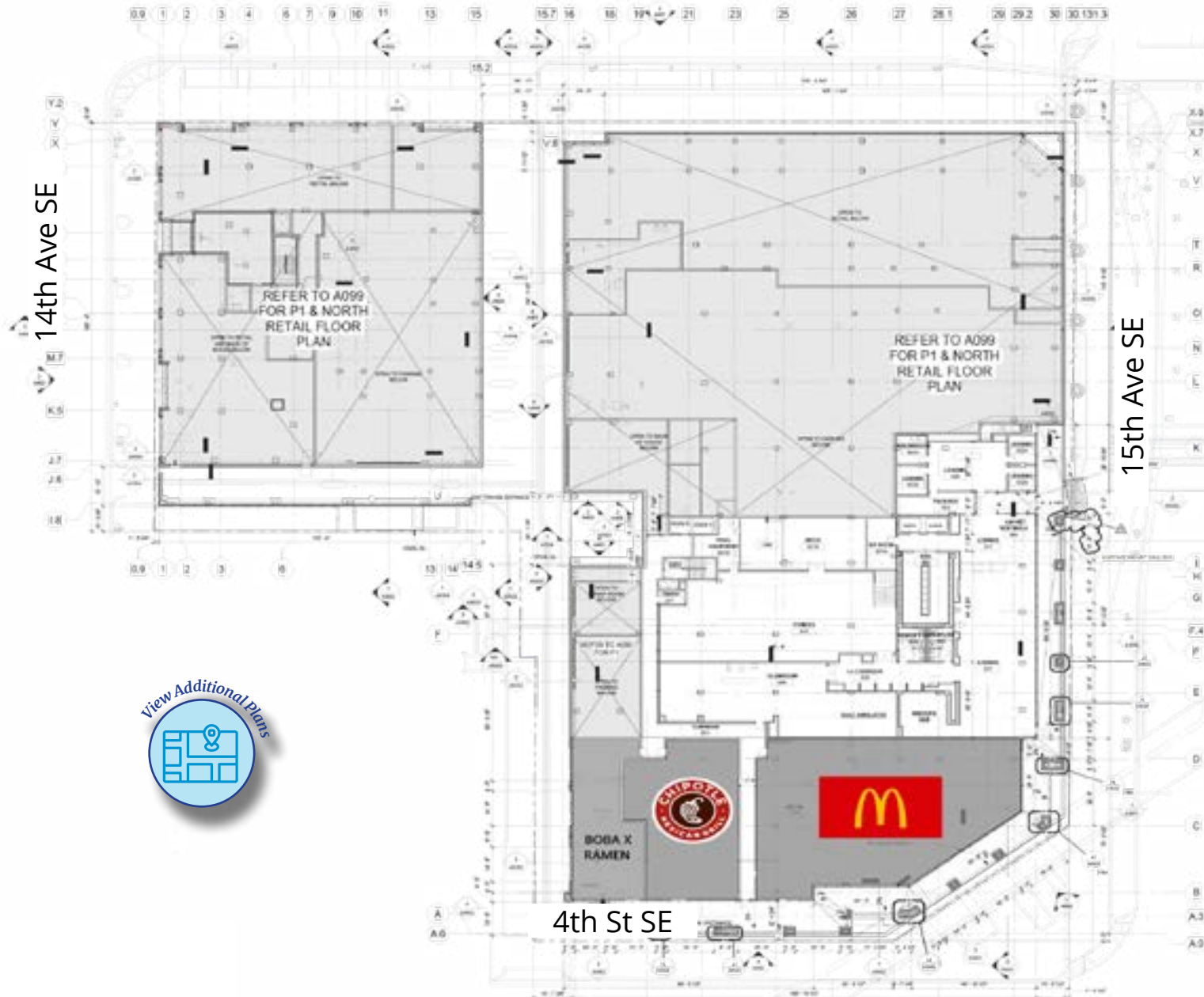
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5th St SE

14th Ave SE

15th Ave SE

4th St SE



35

Huntington
Starbucks
Great Clips

Wally's
CRISP GREEN
Crunch Cheese
Pasta
Crispy Dough

6th St SE

5th St SE



Blarney
GOLDEN
Blossom
JJ
Blossom
Bon Bon

University of Minnesota
Twin Cities Campus

12,365 vpd

14th Ave SE

VARSITY

3,452 vpd

4th St SE

15th Ave SE

3,357 vpd

ERIK'S
Chatime
GRAY'S
REFINERY

Qdoba
Pulbelly
TIGER SUGAR

Cane's



