

RETAIL FOR LEASE

1200 Nicollet Mall, C4, Minneapolis, MN 55403



AVAILABLE SF: 1,500 SF

LEASE RATE: \$25.00 SF/Yr (MG)

BUILDING SIZE: 213,000 SF

CROSS STREETS: Nicollet Mall And 12th Street South

PROPERTY OVERVIEW

Retail space on on newly renovated Nicollet Mall. Heavy pedestrian traffic located nearby Convention Center, hotels and condominiums.

PROPERTY FEATURES

- Retail or Office Space
- The New Nicollet Mall
- Retail surface parking

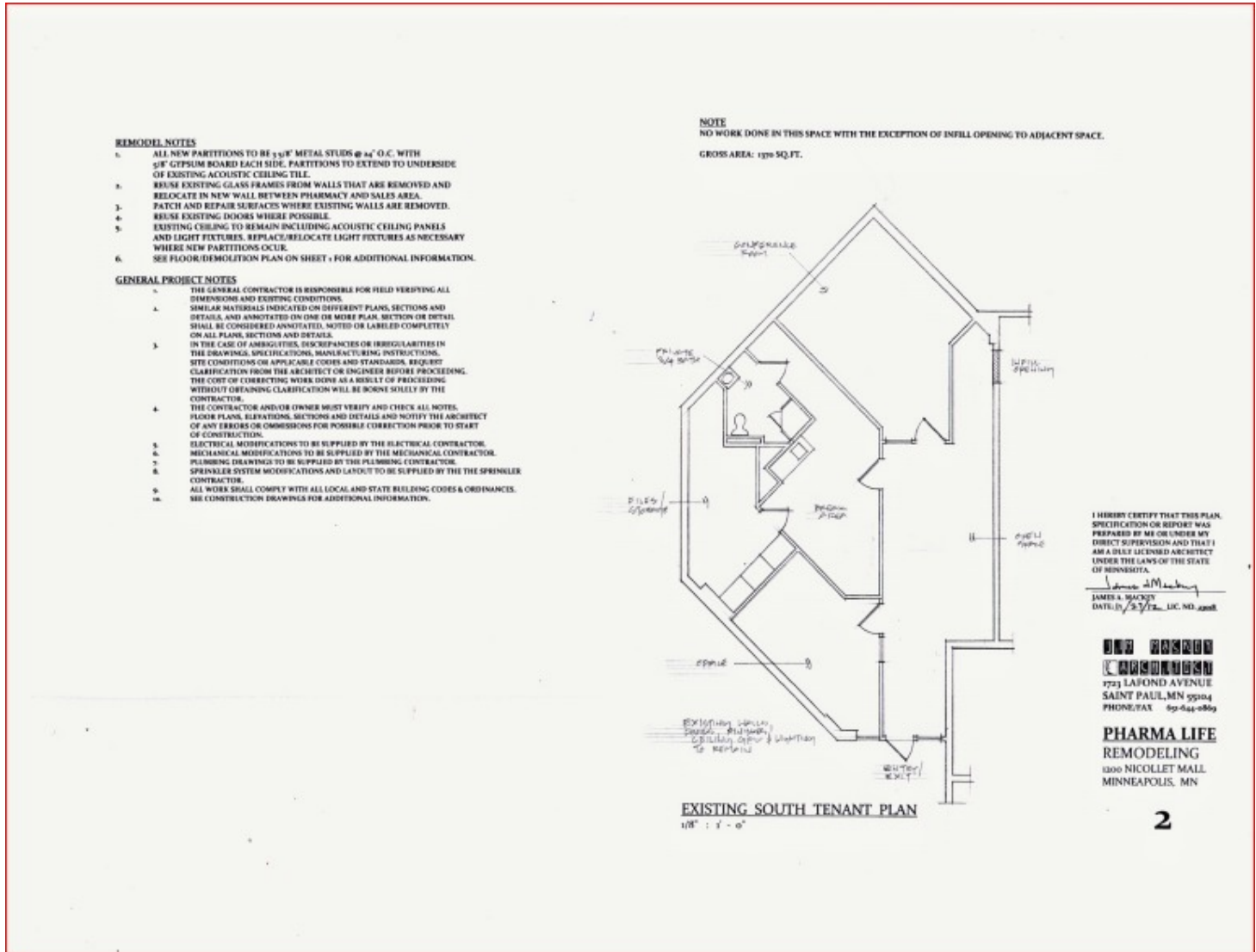
KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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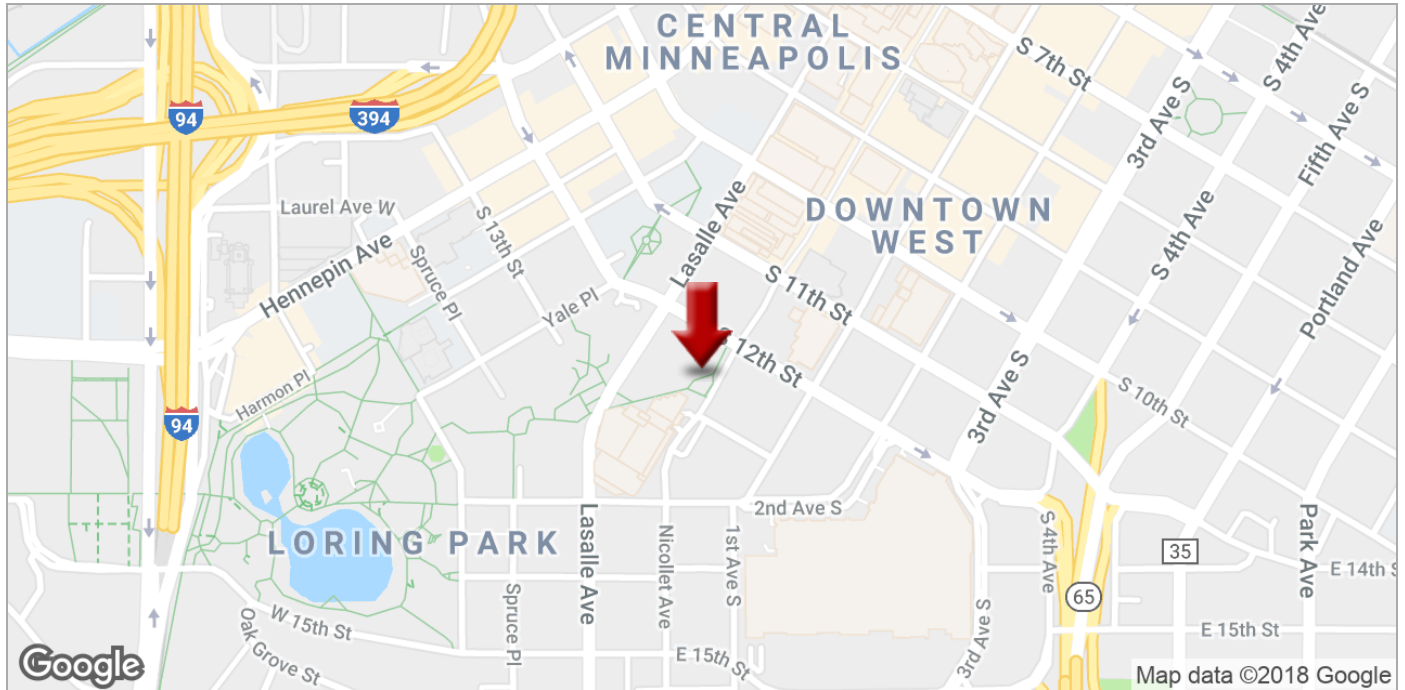
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	8,631	36,818	76,276
MEDIAN AGE	38.0	33.1	32.0
MEDIAN AGE (MALE)	40.8	35.2	33.4
MEDIAN AGE (FEMALE)	35.6	31.2	30.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,308	23,010	42,014
# OF PERSONS PER HH	1.4	1.6	1.8
AVERAGE HH INCOME	\$53,753	\$55,318	\$56,585
AVERAGE HOUSE VALUE	\$235,436	\$283,485	\$299,238
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	74.5%	71.1%	65.9%
% BLACK	16.9%	18.7%	22.7%
% ASIAN	4.7%	4.0%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.5%	0.7%
% OTHER	1.3%	2.4%	3.5%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	3.5%	6.9%	11.3%

* Demographic data derived from 2010 US Census

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