

## RETAIL FOR LEASE

4180 W Broadway Ave, Minneapolis, MN 55422



### OFFERING SUMMARY

AVAILABLE SF:	795 - 2,691 SF
LEASE RATE:	\$11.00 SF/yr (Gross)
LOT SIZE:	0.0 Acres
YEAR BUILT:	1950
ZONING:	D01 - Downtown District

### PROPERTY OVERVIEW

Lower level office/retail space available for lease! Great location in the heart of Downtown Robbinsdale, located on the corner of West Broadway and 42nd Ave N! Suites available from 795-2,691 SF!

### PROPERTY HIGHLIGHTS

- Office/Retail Space For Lease
- Lower Level Suites Available from 795-2,691 Square Feet
- Ample Parking
- Great Location in the heart of Downtown Robbinsdale on the corner of West Broadway and 42nd Ave N
- Popular Neighboring Restaurants and Retailers Nearby

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7365 Kirkwood Court N  
Maple Grove, MN 55369

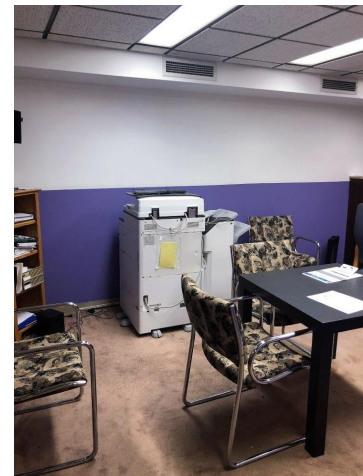
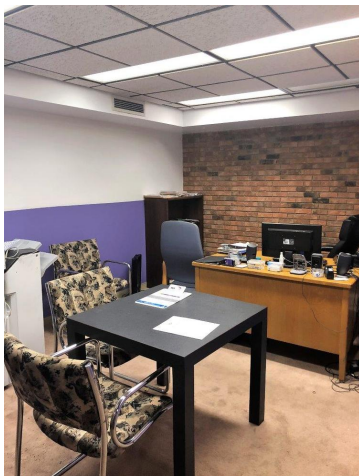
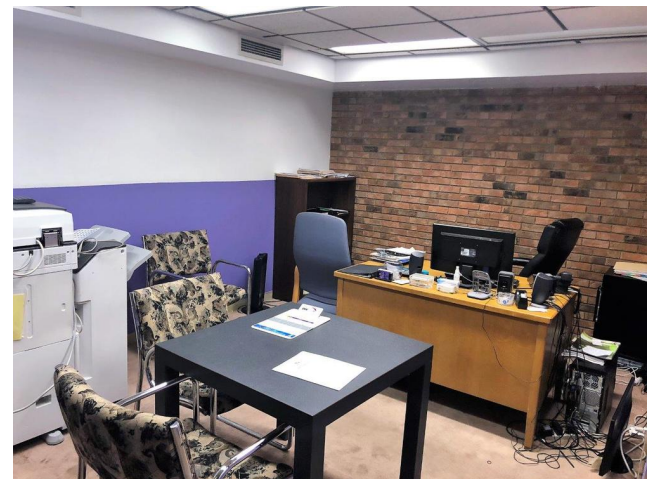
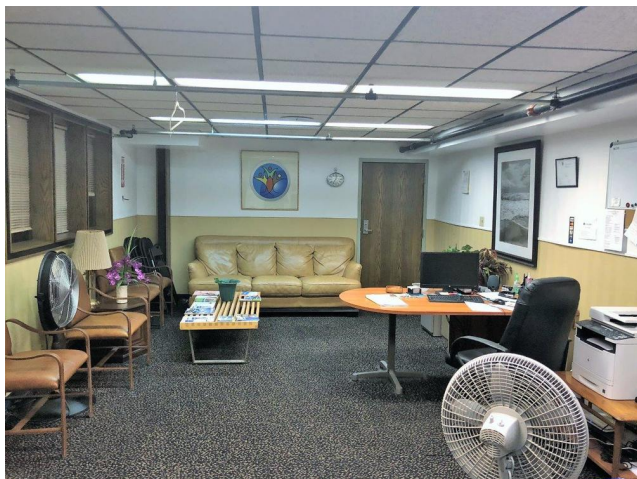
**AMBER LANGE**  
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alange@kwcommercial.com

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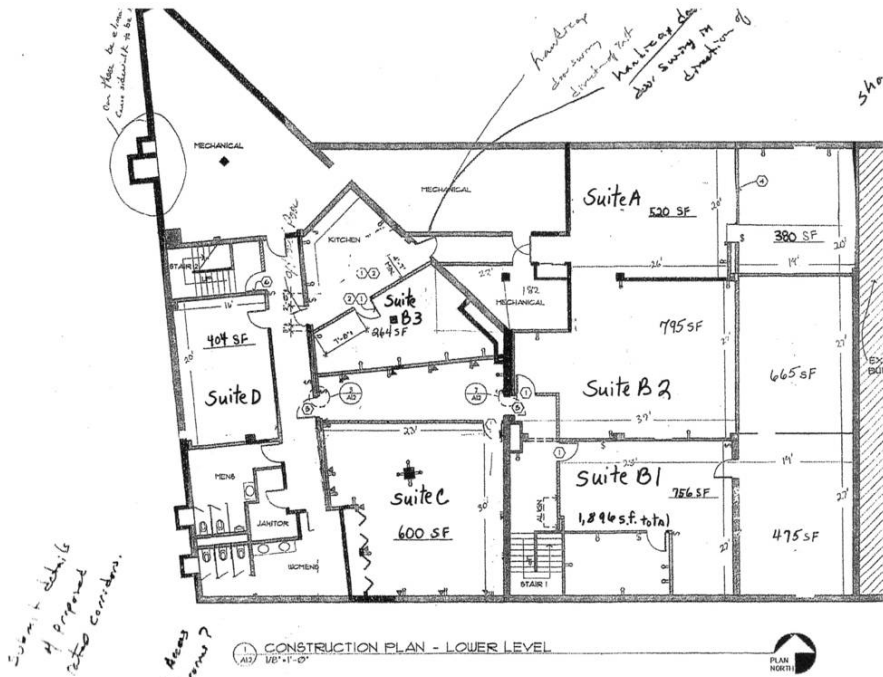
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LEASE TYPE | Gross      TOTAL SPACE | 795 - 2,691 SF      LEASE TERM | Negotiable      LEASE RATE | \$11.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4180 W Broadway Ave	Available	795 - 2,691 SF	Gross	\$11.00 SF/yr	-

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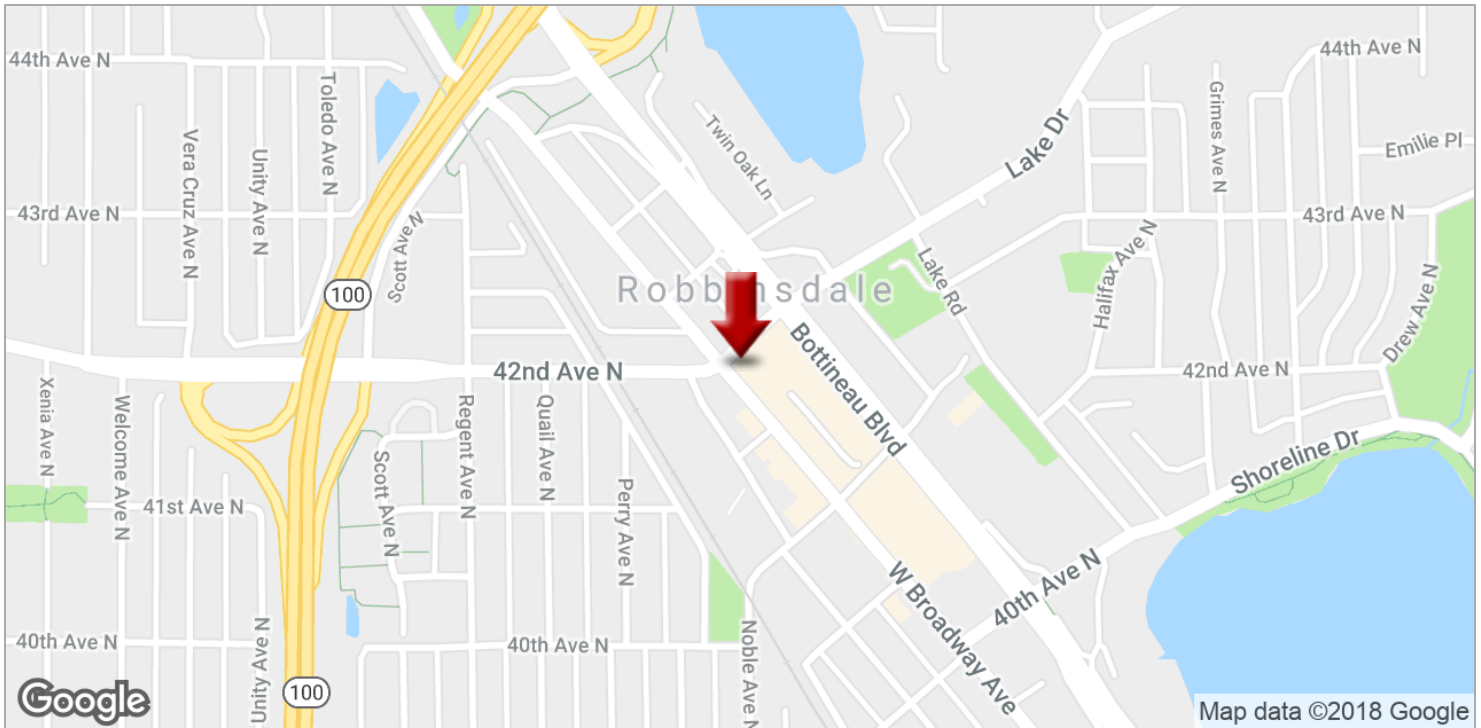
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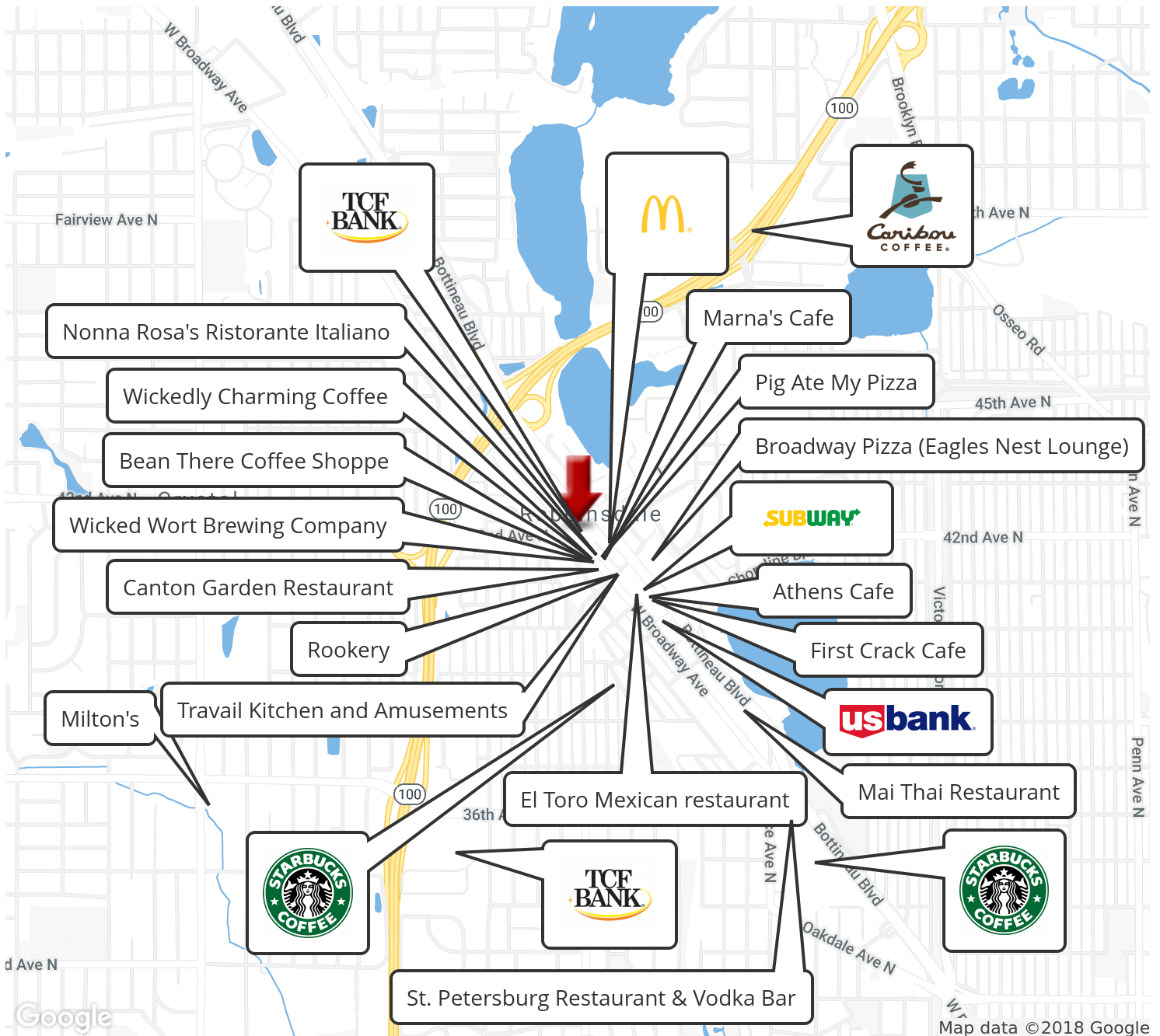
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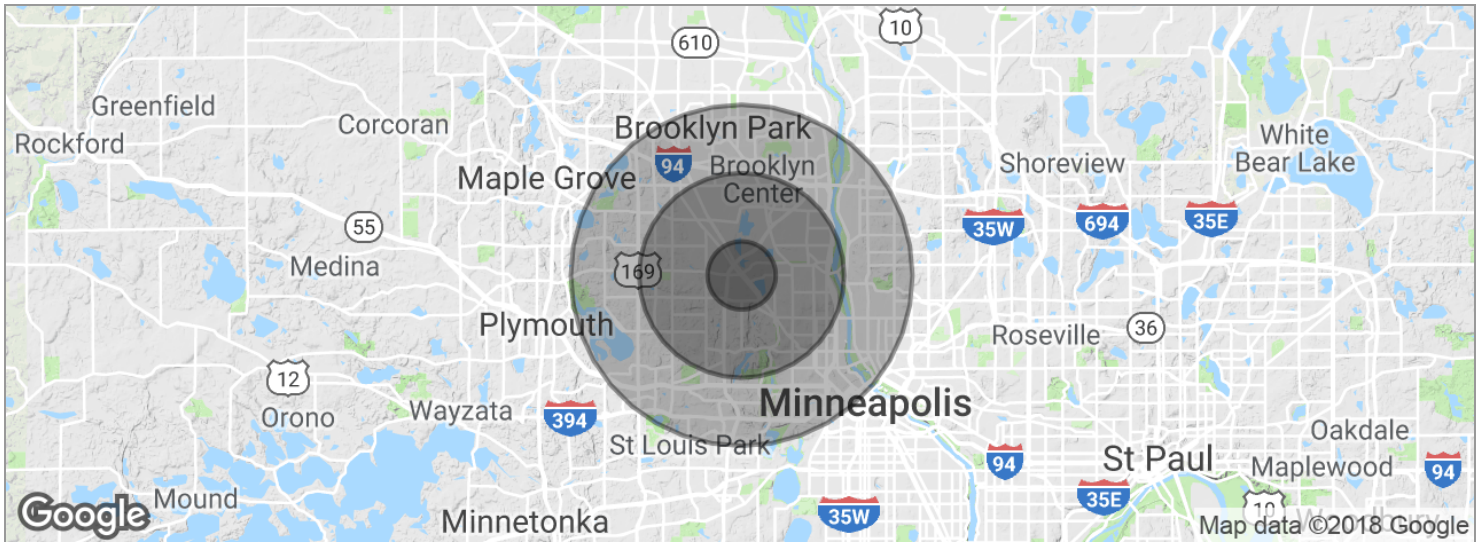
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,458	115,982	294,715
Median age	37.5	35.5	34.3
Median age (male)	36.7	34.8	33.3
Median age (Female)	38.0	36.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,396	46,034	115,076
# of persons per HH	2.3	2.5	2.6
Average HH income	\$61,328	\$63,491	\$62,990
Average house value	\$222,872	\$204,955	\$218,297

\* Demographic data derived from 2010 US Census

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