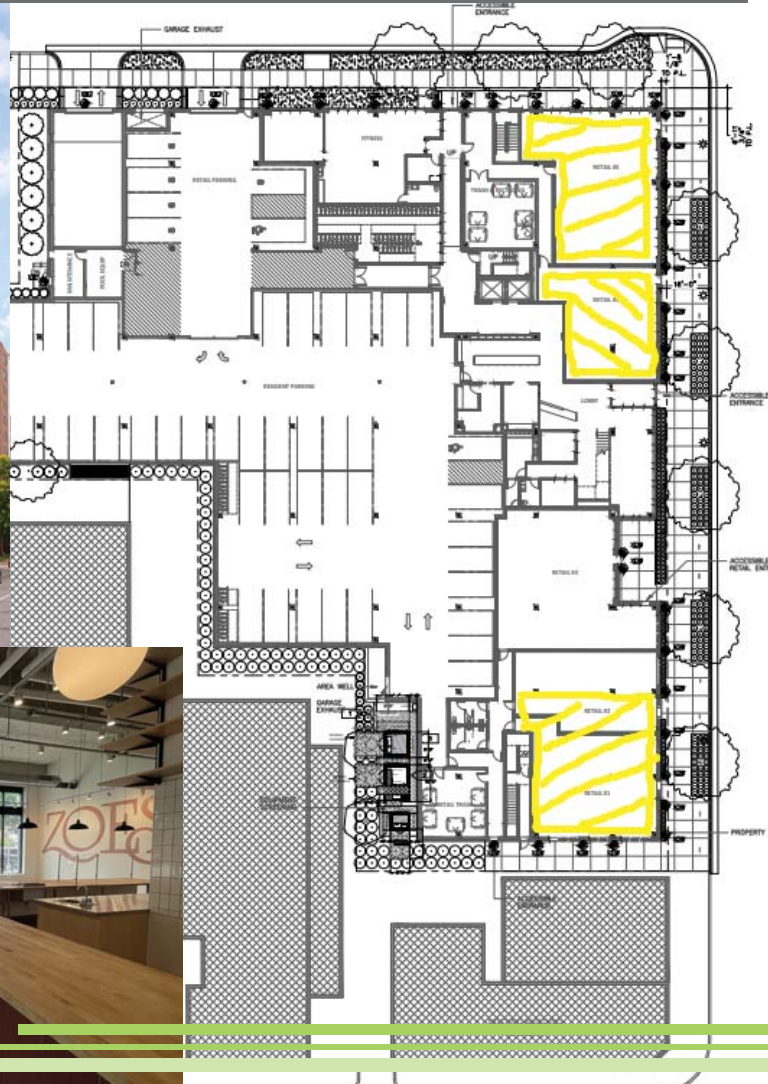


FOR LEASE: Retail in Mixed Use Apartment Project



AVAILABLE:

- Retail 1: 2,191 SF
- Retail 4: 1,387 SF
- Retail 5: 2,385 SF

FEATURES:

- First floor Retail in new mixed-use apartment project
- Join Sonora Grill
- Prominent location on Nicollet, the commercial corridor that connects Eat Street and CBD
- Densely populated with urban young professionals
- Situated two blocks from Loring Park
- On bus line
- Neighborhood boasts vibrant commercial and pedestrian corridor, arts/culture, transit, near park & convention center
- Blocks from University of St. Thomas School of Business & Law, Westminster Presbyterian, Target World Headquarters, US Bank World Headquarters, IDS Center, The Dakota, Minnesota Orchestra, MCTC, etc

RETAIL FOR LEASE NICOLLET BY LORING PARK

1400 Nicollet - Minneapolis, MN 55403

Bloom Commercial Real Estate
10050 Crosstown Circle - Suite 600
Eden Prairie, MN 55344
www.bloomcommercial.com



DEMOGRAPHICS

5 MINUTES

EMPLOYEES - 135,387

POPULATION - 60,239

MEDIAN INCOME - \$50,858

10 MINUTES

EMPLOYEES 341,768

POPULATION 322,030

MEDIAN INCOME - \$75,978

15 MINUTES

EMPLOYEES 708,284

POPULATION 873,396

MEDIAN INCOME - \$85,961

AREA TENANTS INCLUDE:

Sonora Grill

Lakes & Legends Brewing

Eggy's Diner

Ping's

Nicollet Diner

Lotus

Millenium Hotel

Hyatt Regency

Mpls Convention Center, etc



NICOLLET 5,000 VPD

14th STREET 7,300 VPD

I-94 310,000 VPD

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