



# MINNEAPOLIS 1110 HENNEPIN – FORMER CVS

**FOR SUBLEASE** 1110 Hennepin Avenue MINNEAPOLIS, MN 55403

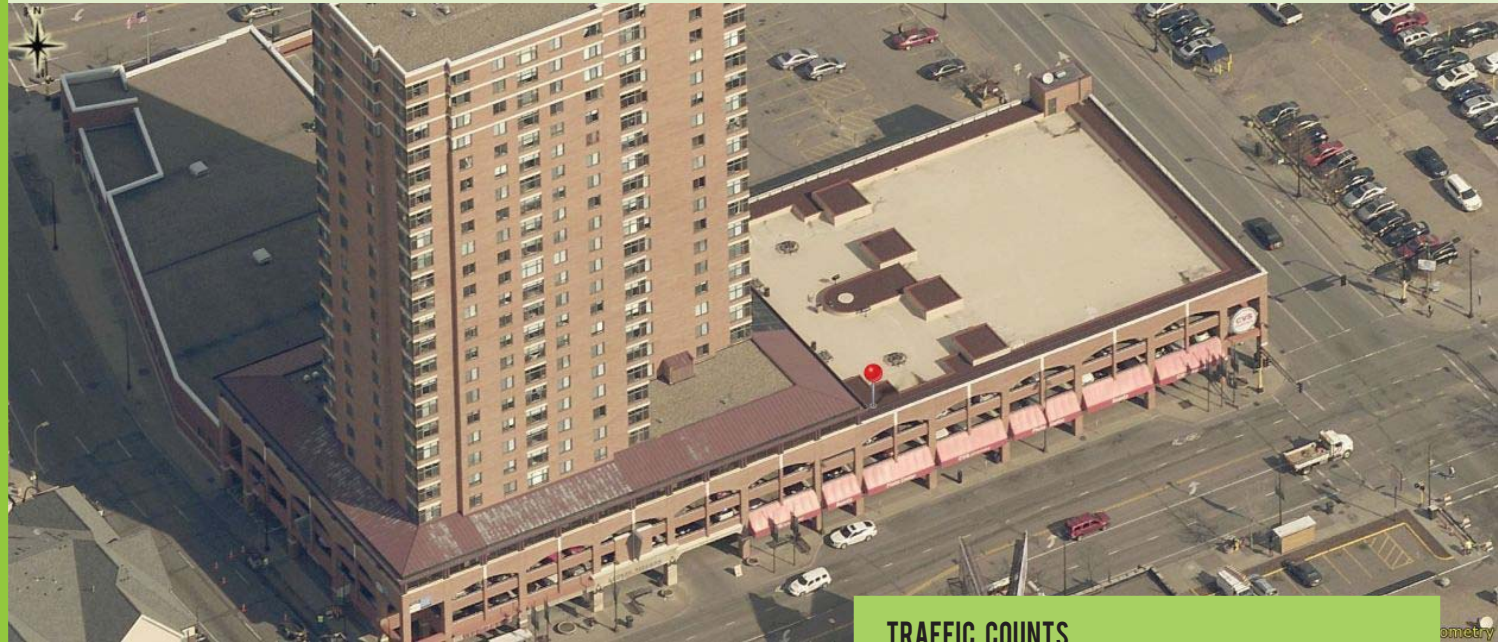
**Rare Opportunity!**

**SQUARE FOOTAGE:**

13,000 SF

**FEATURES:**

- Signalized busy corner
- Located in downtown CBD and easily accessible to Highway entrance ramps
- Retail portion of mixed use project 25 story high-rise with apartments
- This retail portion is connected to parking ramp and is positioned as a pad site to the project
- Located in the arts and entertainment neighborhood of the downtown CBD



**FOR MORE INFORMATION  
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EST. DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Employees	158,946	331,223	489,703
Population	37,894	249,509	482,704
Average HH Income	\$81,139	\$73,732	\$84,571

**TRAFFIC COUNTS**

Hennepin Avenue	24,000 VPD
11th Street	12,700 VPD
12th Street	11,625 VPD
Interstate 394 Exit	31,000 VPD
Interstate 94 Exit	46,500 VPD

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## FOR SUBLEASE

**Rare Opportunity!**



### SQUARE FOOTAGE:

13,000 SF

### FEATURES:

- On Bus Line
- Many large companies nearby
- Perfect site for Entertainment, Retail, Medical, also perfect for Office location
- Area Employers include Deluxe; Land O' Lakes; Target; Wells Fargo; Westinghouse; and several others

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