

# RETAIL FOR LEASE

**3,049SF (Corner) & 1,429SF (Inline)**

**1500 Nicollet Avenue S.**

**MINNEAPOLIS, MINNESOTA 55403**



**'1500 Nicollet' is located on Nicollet Avenue & East 15th Street in the heart of vibrant Loring Park. Convenient location to downtown. Looking for commercial uses to complement the apartments, and neighboring community. Join City Market. Make an inquiry!**

- For Lease: 3,049SF (Endcap/Corner) & 1,429SF (Inline)
- Service, Retail/Restaurant, Neighborhood Driven
- Walking distance to downtown Minneapolis
- Located on busline & 2 blocks from the Convention Center.
- Zoning: Commercial/Retail
- High Density Residential Neighborhood
- Traffic Counts: 12,300 daily average
- Demographics:



	1 MILE	5 MILES	10 MILES
Population	2,288	4,045	7,607
Average Age	48	52	55
Average HH Income	\$56,544	\$62,242	\$66,885
Median HH Income	\$39,553	\$45,437	\$51,165



**DIEHL & PARTNERS**

Real Estate Brokerage, Consulting & Development

**FOR MORE INFORMATION, CONTACT:**

**Lisa L. Diehl, CCIM, CPM**  
**(612) 508-6410**

**[Lisa.Diehl@CloseTheDiehl.com](mailto:Lisa.Diehl@CloseTheDiehl.com)**

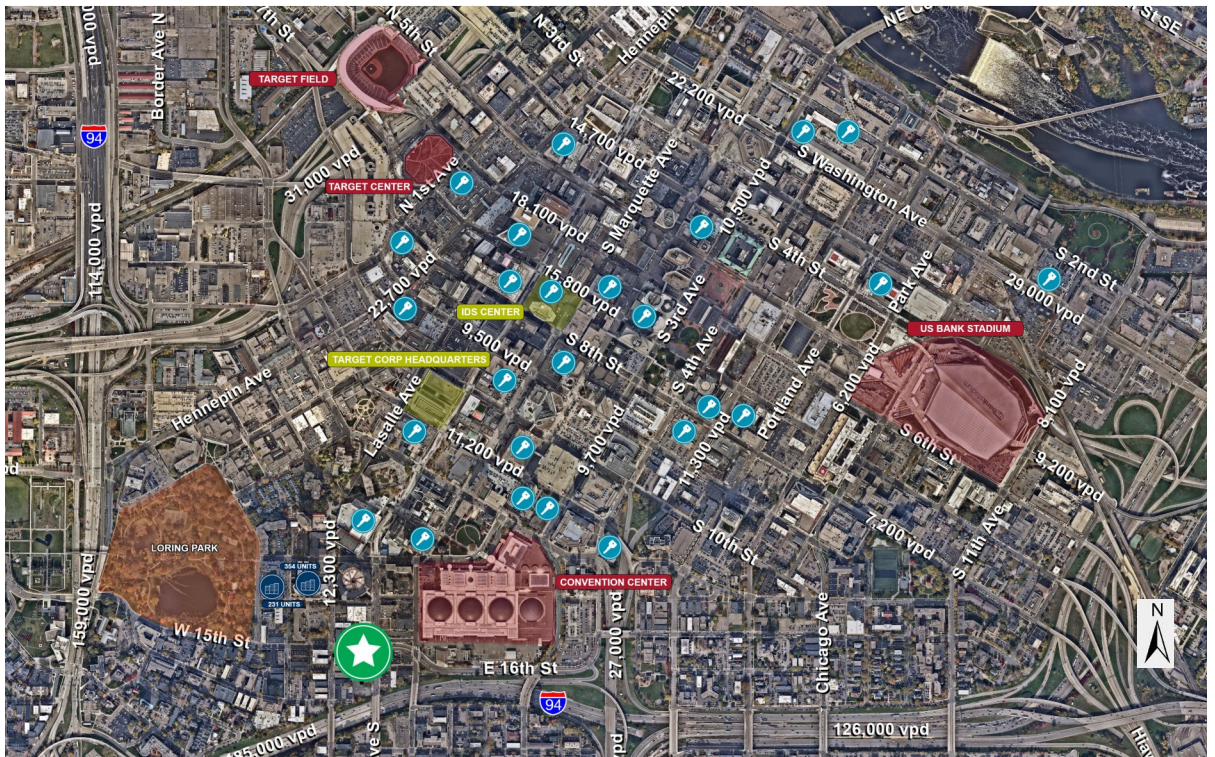
# RETAIL FOR LEASE

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**Located off of Highway 94 and 2 blocks away from the Minneapolis Convention Center with walking distance to downtown Minneapolis. Surrounded by high residential density neighborhood.**



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**12,668SF (Endcap) AVAILABLE!**

**315 First Avenue SE**

AITKIN, MINNESOTA 56431

**Great signage and visibility! Directly on busline.**



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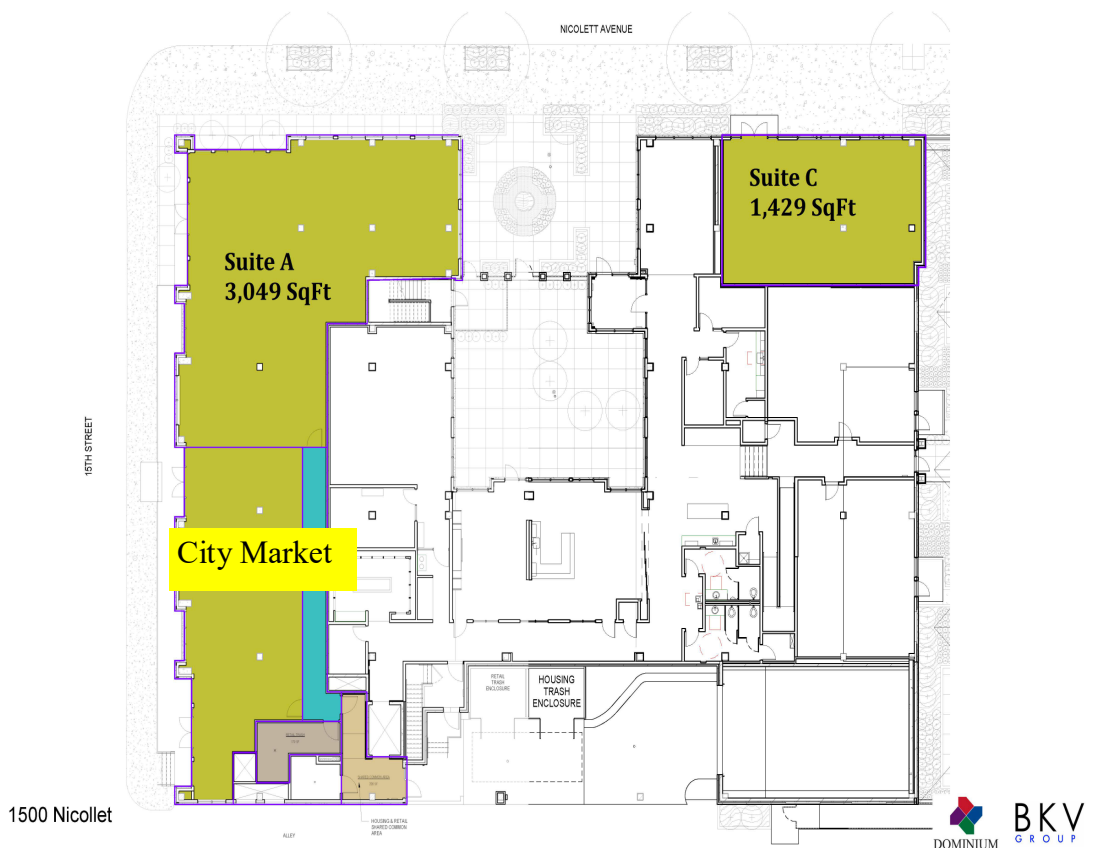
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**Suite A: 3,049SF (Corner Space):** Corner space available with high ceilings, great window line, two entrances, and prominent signage opportunity. In search for service/office, retail, restaurant/food uses. Metered parking on Nicollet Avenue and side streets.

**Suite C: 1,429SF (Inline Space):** Inline space available with high ceilings, great window line, one entrance, and prominent signage opportunity. Looking for service/office, retail, coffee shop.

Metered parking on Nicollet Avenue.



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