



# Dinkytown Commons

317-319 14th Ave SE,  
Minneapolis, MN

Retail For Lease



Accelerating success.

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# Property Highlights

- Prime Dinkytown Retail or Service opportunity
- Surrounded by dense student housing
- Street front on main foot traffic from 14th Ave SE to U of M campus
- Close proximity to U of M sporting events at Siebert Field, Huntington Bank Stadium, Mariucci Arena and Williams Arena.



## Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	41,533	225,081	507,169
Median HH Income	\$44,948	\$67,673	\$78,282
Average HH Income	\$79,589	\$97,459	\$108,431
Daytime Population	56,222	378,938	631,240

## Description

Prime retail storefront in highest foot traffic part of Dinkytown

## Year Built

1984

## Available

317: 612 RSF (538 Usable SF)

319: 2,702 RSF (2,495 Usable SF)

## Lease Rate

Negotiable

## 2025 Expenses

\$ 5.78 PSF - CAM

\$ 9.24 PSF - Taxes

\$15.02 PSF - Total

## Traffic Count

14th Avenue SE: 3,452 vehicles per day

4th Street SE: 12,365 vehicles per day

## Area Tenants



Huntington



Bonchon

CRISP&GREEN™



GOBER mochi dough PREMIUM JAPANESE DONUTS

GOLDY'S Locker Room



Great Clips®



Crunchieese

PHO MAI  
Express, Kitchen & Bistro

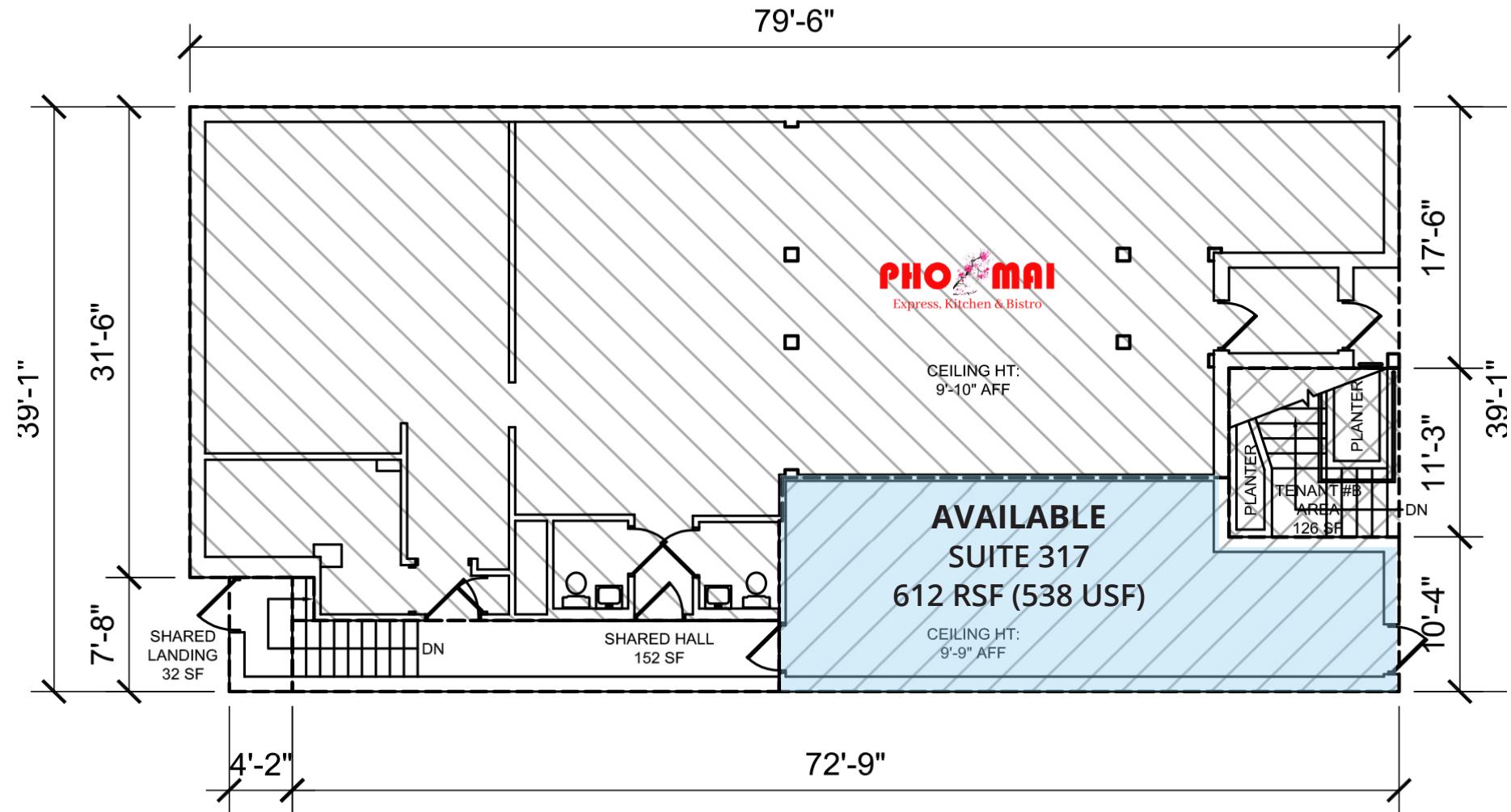


Mesa  
Pizza By The Slice

niko niko  
BOBA

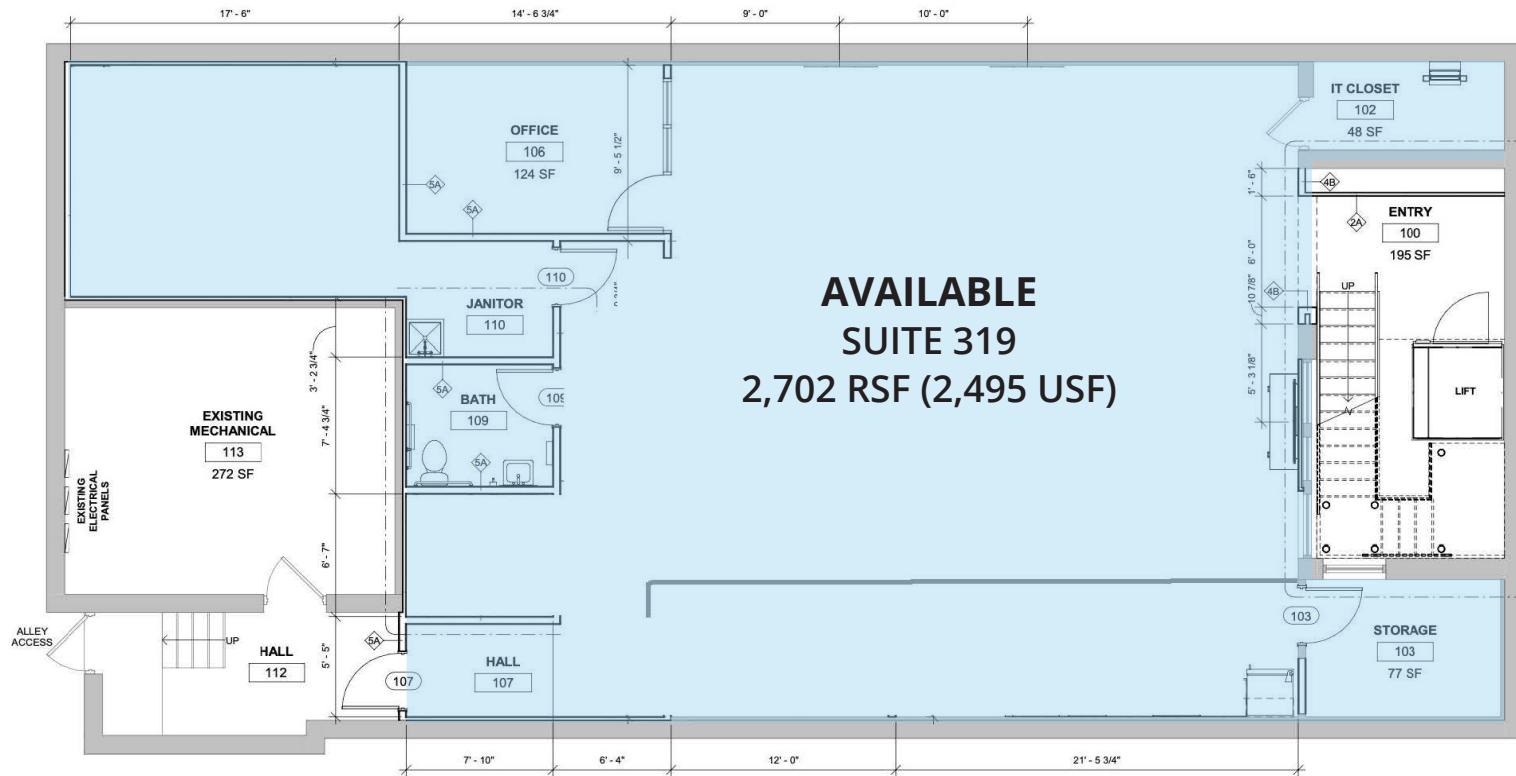
# Floor Plan

## Street Level



# Floor Plan

## Lower Level



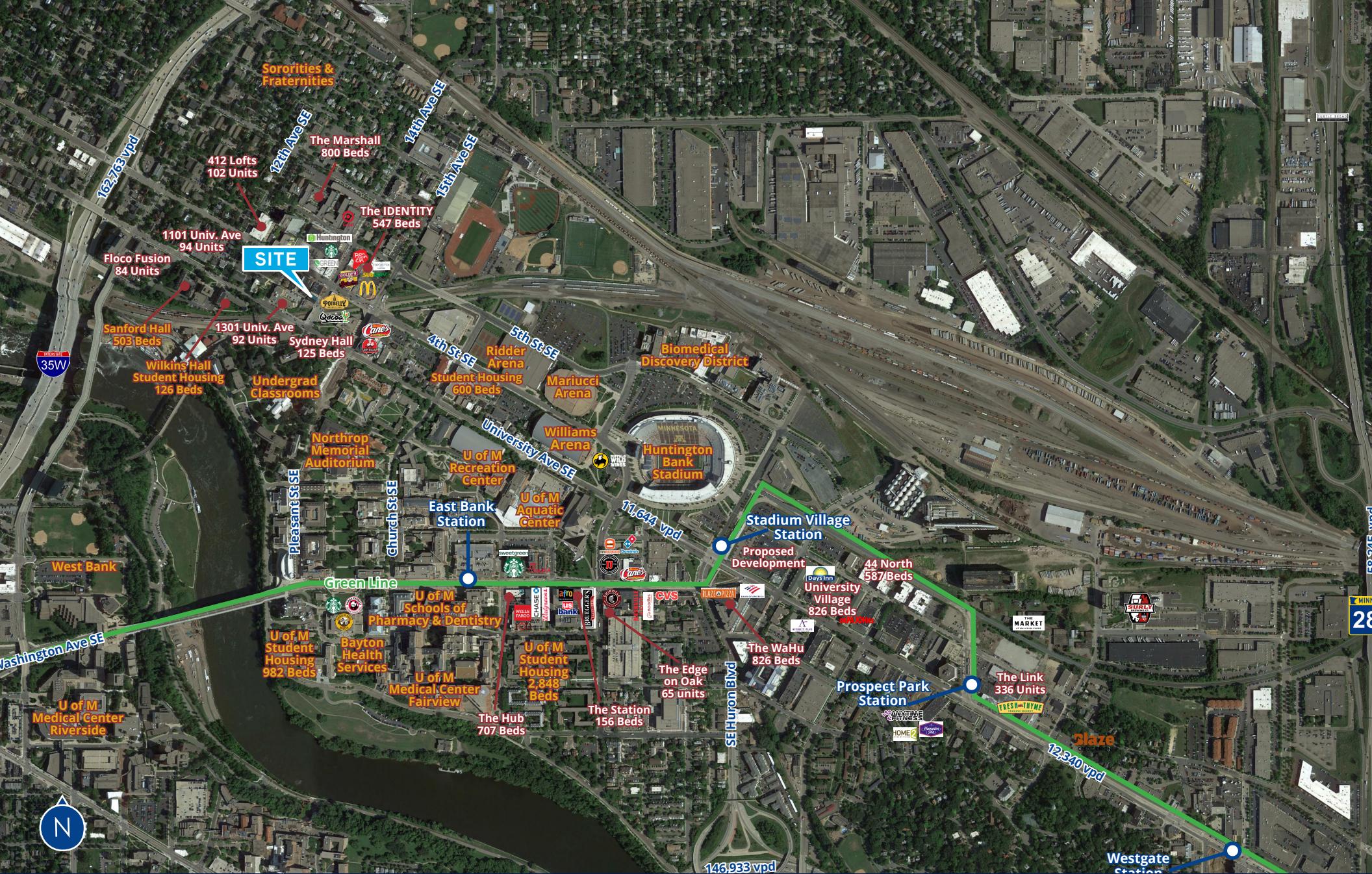
**AVAILABLE  
SUITE 319  
2,702 RSF (2,495 USF)**

# Location Overview



4th St SE  
12,365 vpd

14th Ave SE  
3,452 vpd



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