



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

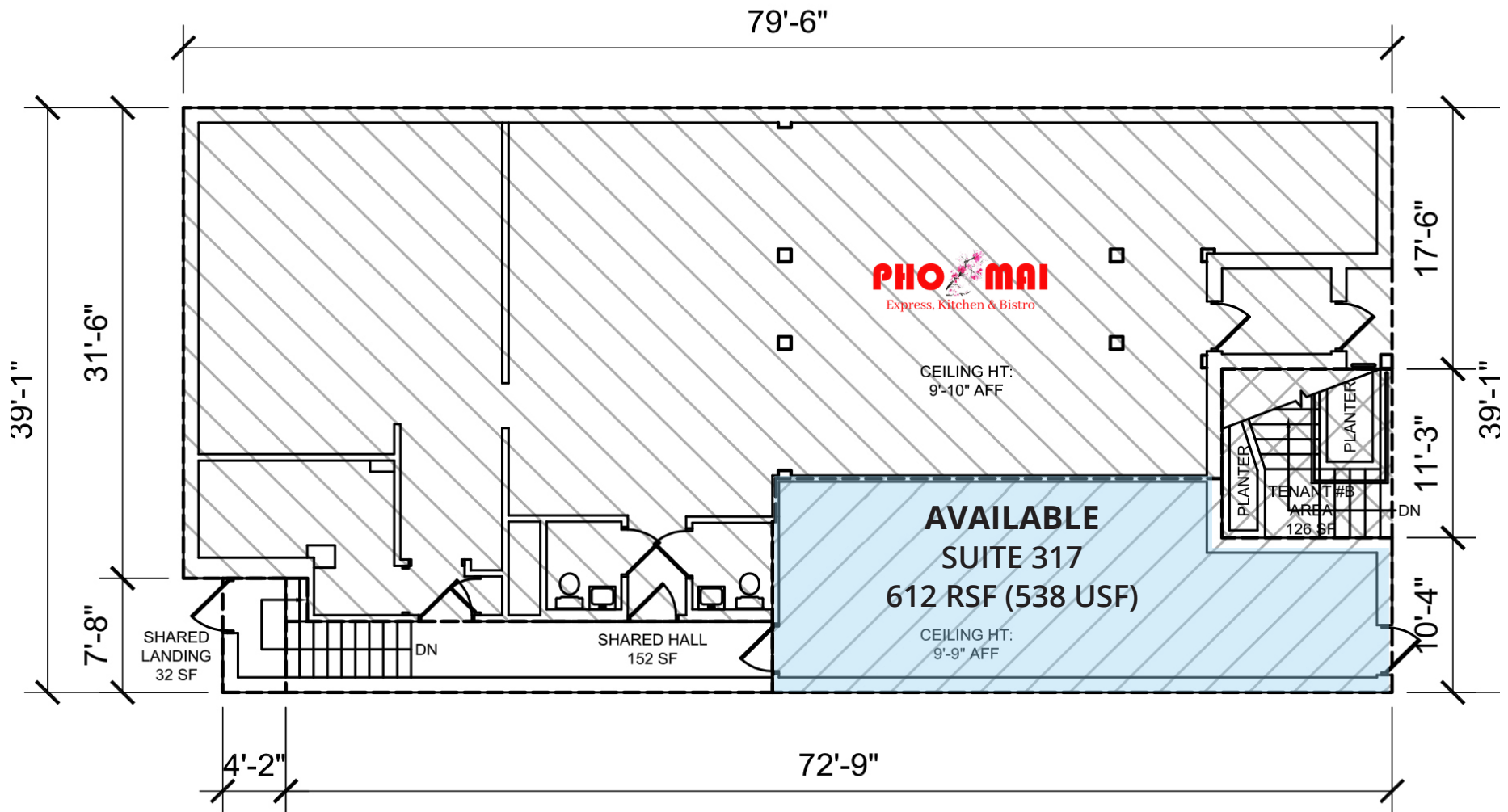
4th Street SE: 12,365 vehicles per day

Area Tenants



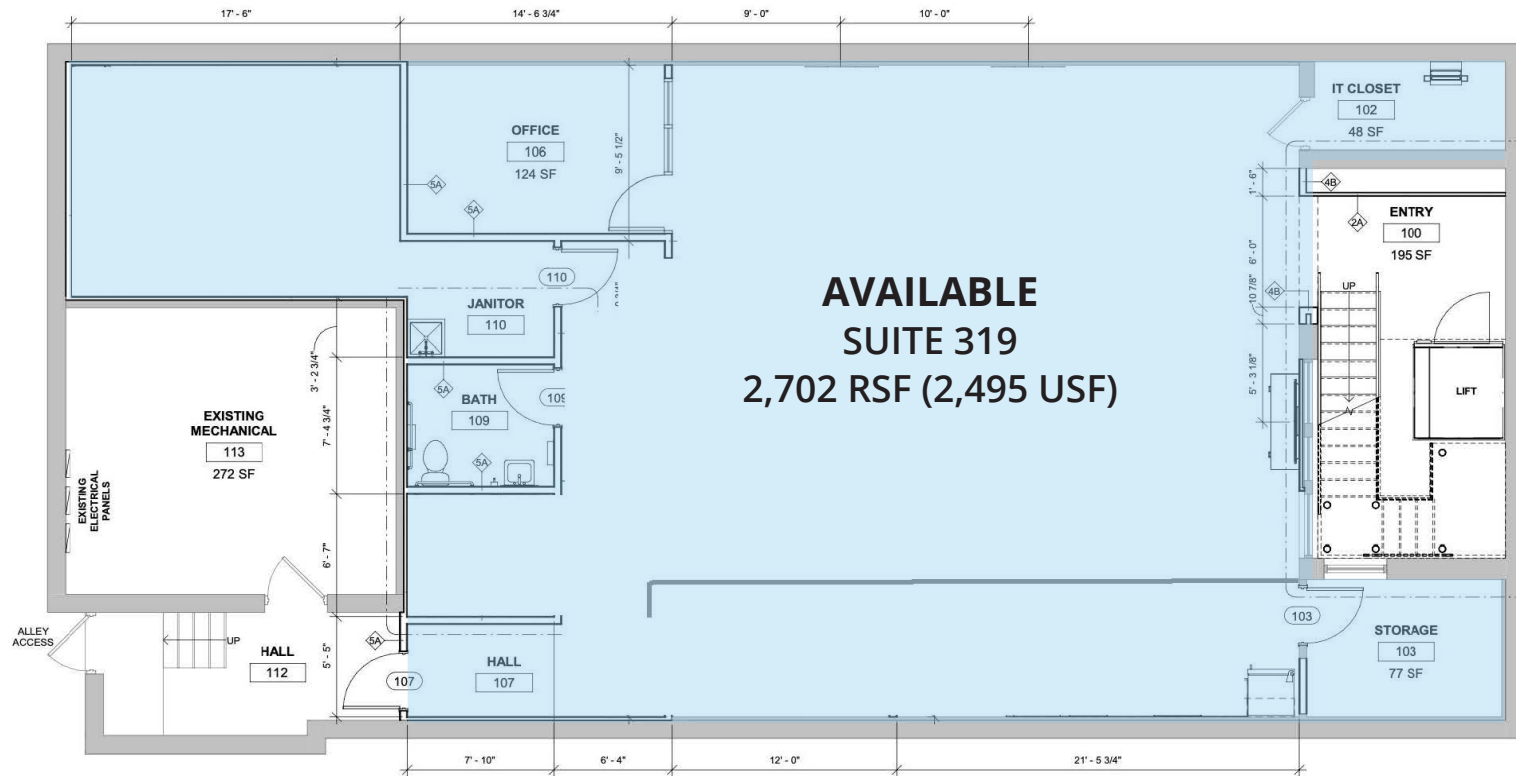
Floor Plan

Street Level



Floor Plan

Lower Level



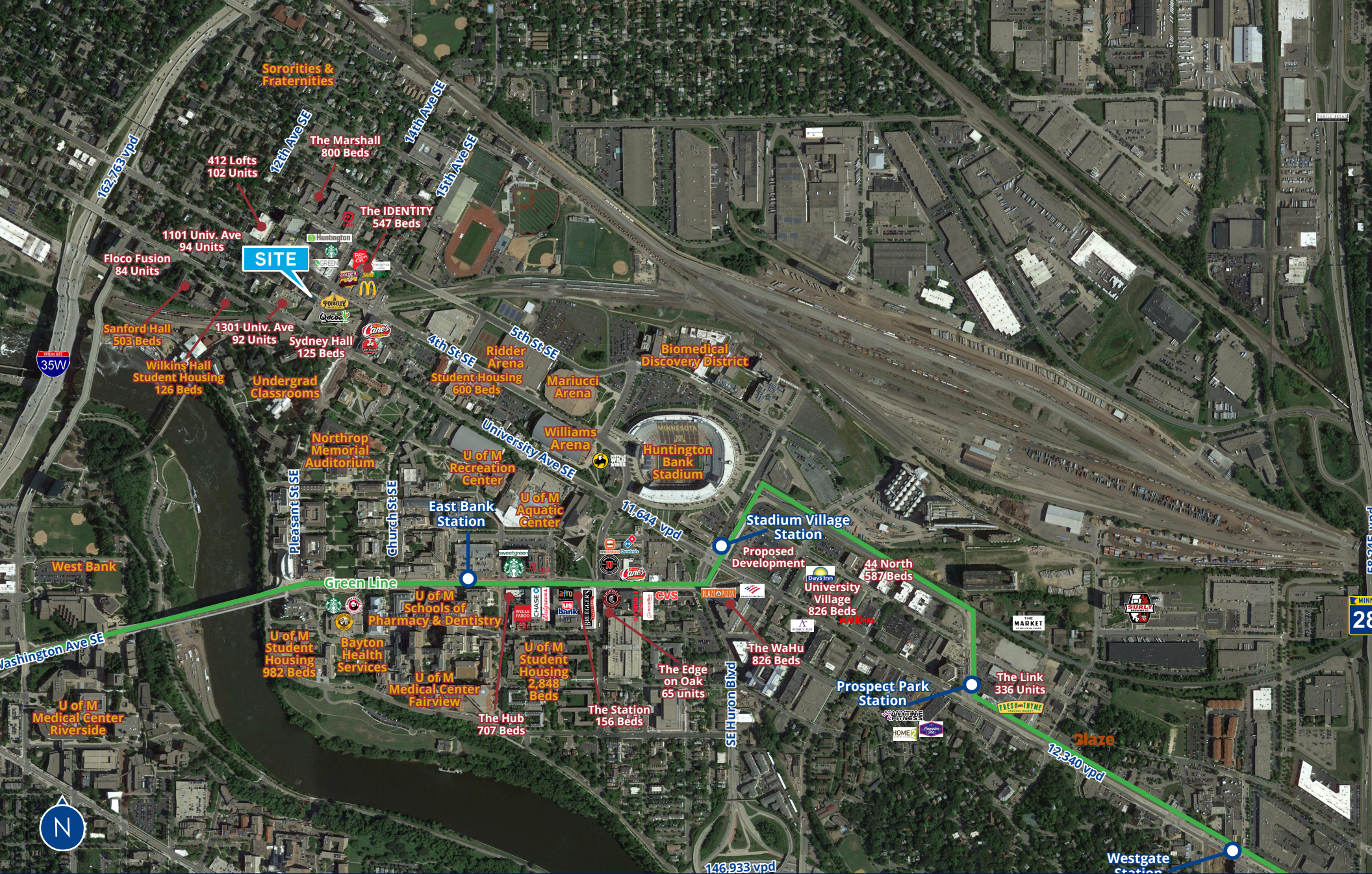
Location Overview

4th St SE
12,365 vpd

14th Ave SE
3,452 vpd



University
of
Minnesota
Twin Cities
Campus



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