

**FOR LEASE**



**2506 CENTRAL AVENUE NE**  
**MINNEAPOLIS, MN 55418**

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Available now, and located in the heart of Northeast, 2506 Central Avenue NE has a former taproom and brewery space available for immediate occupancy.

3,158 sqft on the main floor is set for immediate occupancy with an additional 3,251 sqft available in the lower level. The taproom is a great retail space, with hardwood floors, nearly 14 foot high ceilings, a 35 foot long bar and built in seating. The former brew space, has a 12 foot drive-in door, 13 foot clear height and a 330 sqft mezzanine.

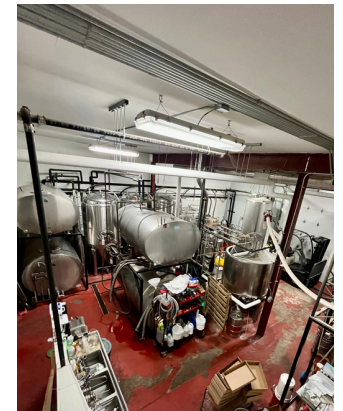
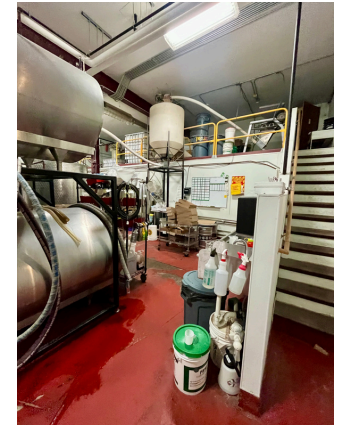
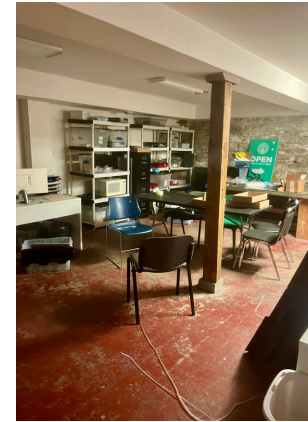
The lower level has a large 22 x 25 sqft walk-in cooler, office space, storage space and has an equipment lift. The space would work well for a brewery, coffee roaster, pastry shop, wood working or glass blowing studio, and a variety of other uses ranging from a restaurant to boutique furniture store. The visibility of the building with its location on Central allows for many types of business to flourish in the property.

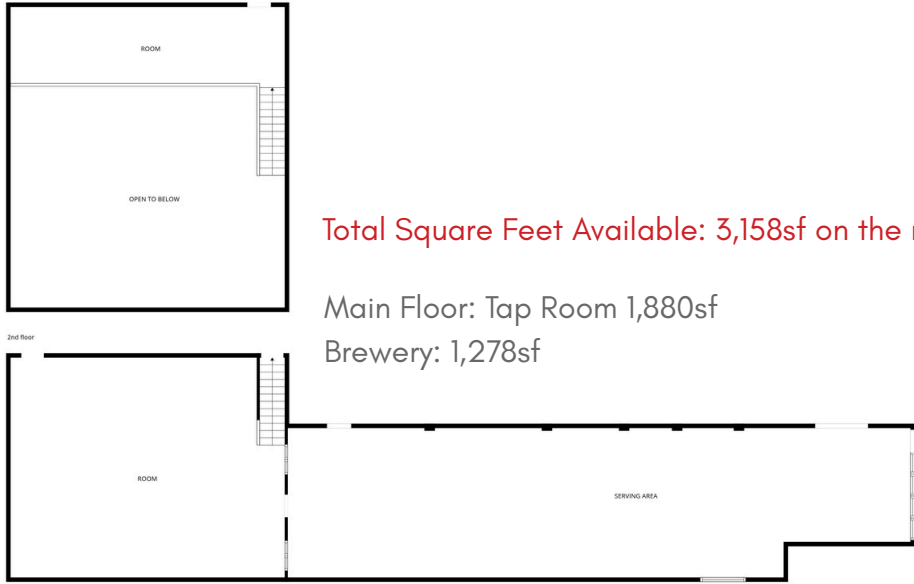


#### PROPERTY HIGHLIGHTS

- Price: \$18psf
- Tax: \$5.52psf
- LL Price: \$5-10psf
- Available Date: Now
- Year Built: 1907
- Year Renovated: 2014
- Clear Height: 13 feet
- Door Height: 12 feet
- Great Character
- Highly Visible Location
- Strong Retail Corridor

Total Square Feet Available: 3,158sf on the main

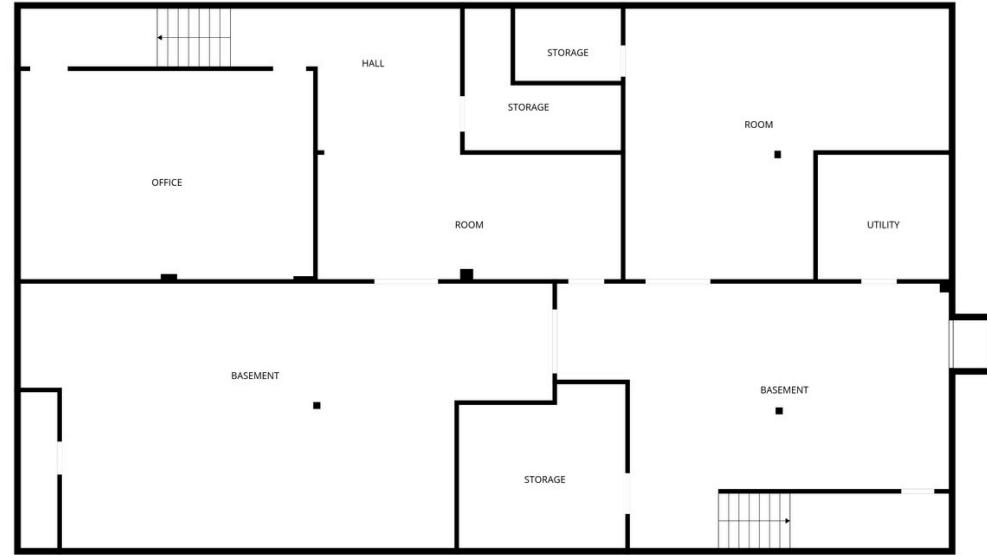




Total Square Feet Available: 3,158sf on the main

Main Floor: Tap Room 1,880sf  
Brewery: 1,278sf

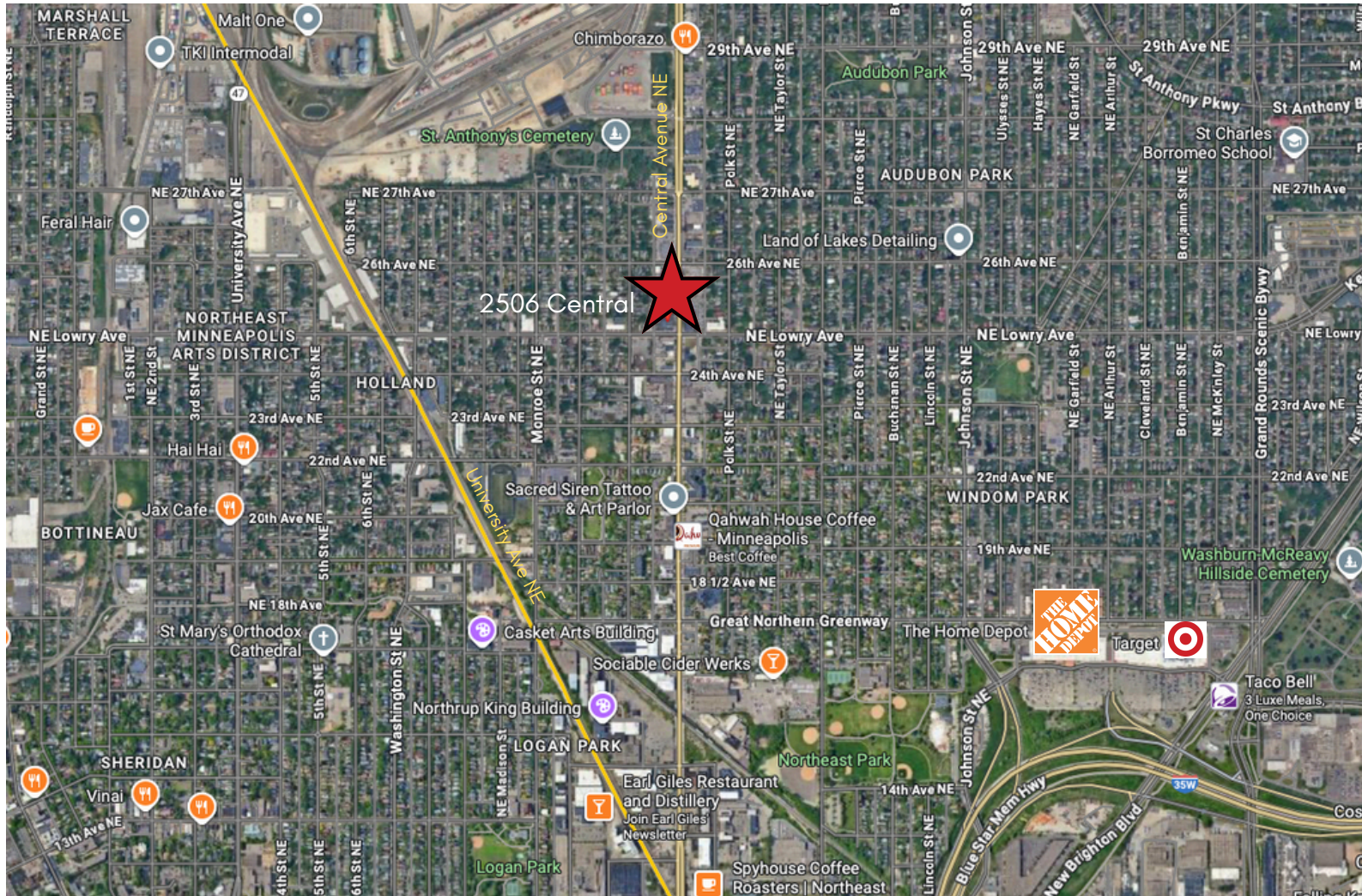
Main Floor



Lower Level

Lower Level: 3,251sf





## DEMOGRAPHICS

### EMPLOYMENT



### HOME OWNERSHIP



### HH SPENDING



## TRAFFIC COUNTS

Central at 26<sup>th</sup> Ave NE  
2021: 14,882

## DEMOGRAPHICS

Distance from Subject Property

- Population
- Unemployment Rate

Distance from Subject Property	1 Mile	3 Mile	5 Mile
Population	12,487	72,626	232,819
Unemployment Rate	2.02%	2.94%	4.65%

Distance from Subject Property

- Average Household Income
- Median Household Income

Distance from Subject Property	1 Mile	3 Mile	5 Mile
Average Household Income	\$55,065	\$58,083	\$54,330
Median Household Income	\$49,367	\$47,988	\$45,201