

# FOR LEASE

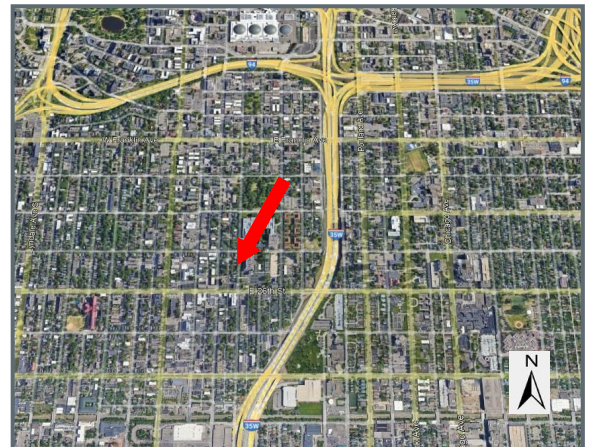
**1,150SF (Endcap/Alley) 'Boutique' Space**

**25TH & NICOLLET**  
2443 Nicollet Avenue South  
MINNEAPOLIS, MINNESOTA 55404



**Whittier neighborhood mixed-use project located on Nicollet Avenue in South Minneapolis with charming boutique space for lease. Available today!**

- For Lease: 1,150SF (Endcap/alley space)
- Current Tenants: Spyhouse Coffee, Whittier Alliance, Head To Toe Salon, Lucky Jewelry,
- Charming boutique office/retail space in the quaint Whittier neighborhood
- Surrounded by dense residential/retail
- 10 minutes to downtown Minneapolis
- Demographics:



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	59,213	263,991	517,601
Average Age	33	32	34
Median HH Income	\$52,021	\$67,294	\$78,105
Average HH Income	\$79,030	\$102,910	\$113,430



**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)**

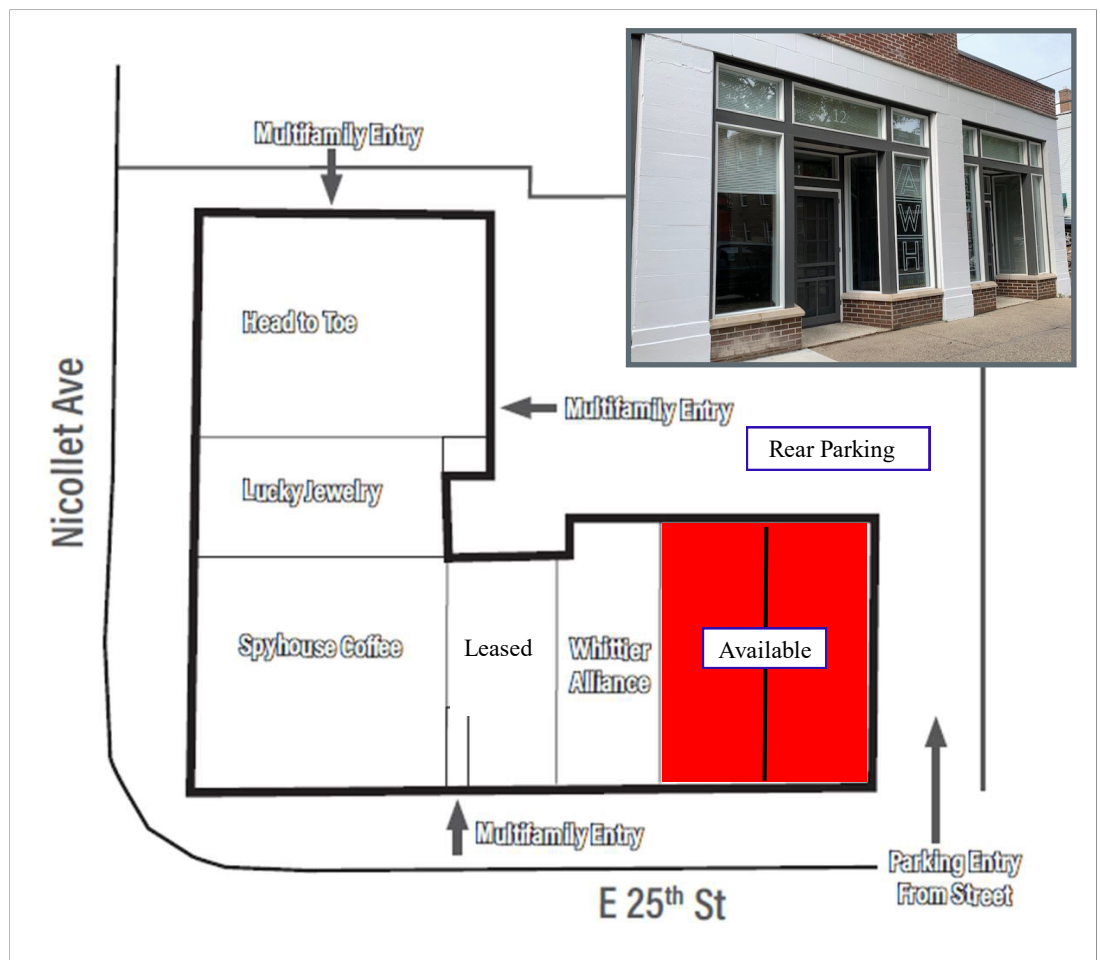
# FOR LEASE

**1,150SF (Endcap/Alley) 'Boutique' Space**

**25TH & NICOLLET**  
2443 Nicollet Avenue South  
MINNEAPOLIS, MINNESOTA 55404

1,150SF retail/boutique, office space available! Includes two (2) bays with two (2) front/rear entry doors, open areas, two restrooms, display windows and room for signage above entrance. Includes two (2) separate basements for use or storage. Rear parking/deliveries.

Uses may include neighborhood retail, boutique, office/service. Located on busline. Direct access to downtown Minneapolis. Charming space surrounded by commercial and residential neighborhoods.



**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)

# FOR LEASE

**1,150SF (Endcap/Alley) 'Boutique' Space**

**25TH & NICOLLET**  
2443 Nicollet Avenue South  
MINNEAPOLIS, MINNESOTA 55404



**1,150SF** retail/boutique, office space available! Includes two (2) bays with two (2) front/rear entry doors, open areas, two restrooms, display windows and room for signage above entrance. Includes two (2) separate basements for use or storage. Rear parking/deliveries. Charming space available today.



**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)**