



404 14th Ave SE
Minneapolis, MN

Quick Service Restaurant Space Available in Dinkytown

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1600 Utica Avenue South
Suite 300
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Property Overview

Building Size

14,361 SF

Year Built

1905

Space Available

1,365 SF

with additional finished basement space included

Date Available

July 1, 2025

Parking

1 Dedicated Off-Street Parking Stall

2025 Tax & CAM

\$ 3.20 PSF Operating Expenses

\$ 9.08 PSF Taxes

\$12.28 PSF Total

Lease Rate

Negotiable

Traffic Count

SE 4th Street: 12,365 vehicles per day

14th Avenue SE: 3,452 vehicles per day

15th Avenue SE: 9,191 vehicles per day



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	38,415	219,067	501,229
Median HH Income	\$46,398	\$63,294	\$75,008
Average HH Income	\$80,959	\$95,465	\$107,130
Daytime Population	53,643	375,280	623,683

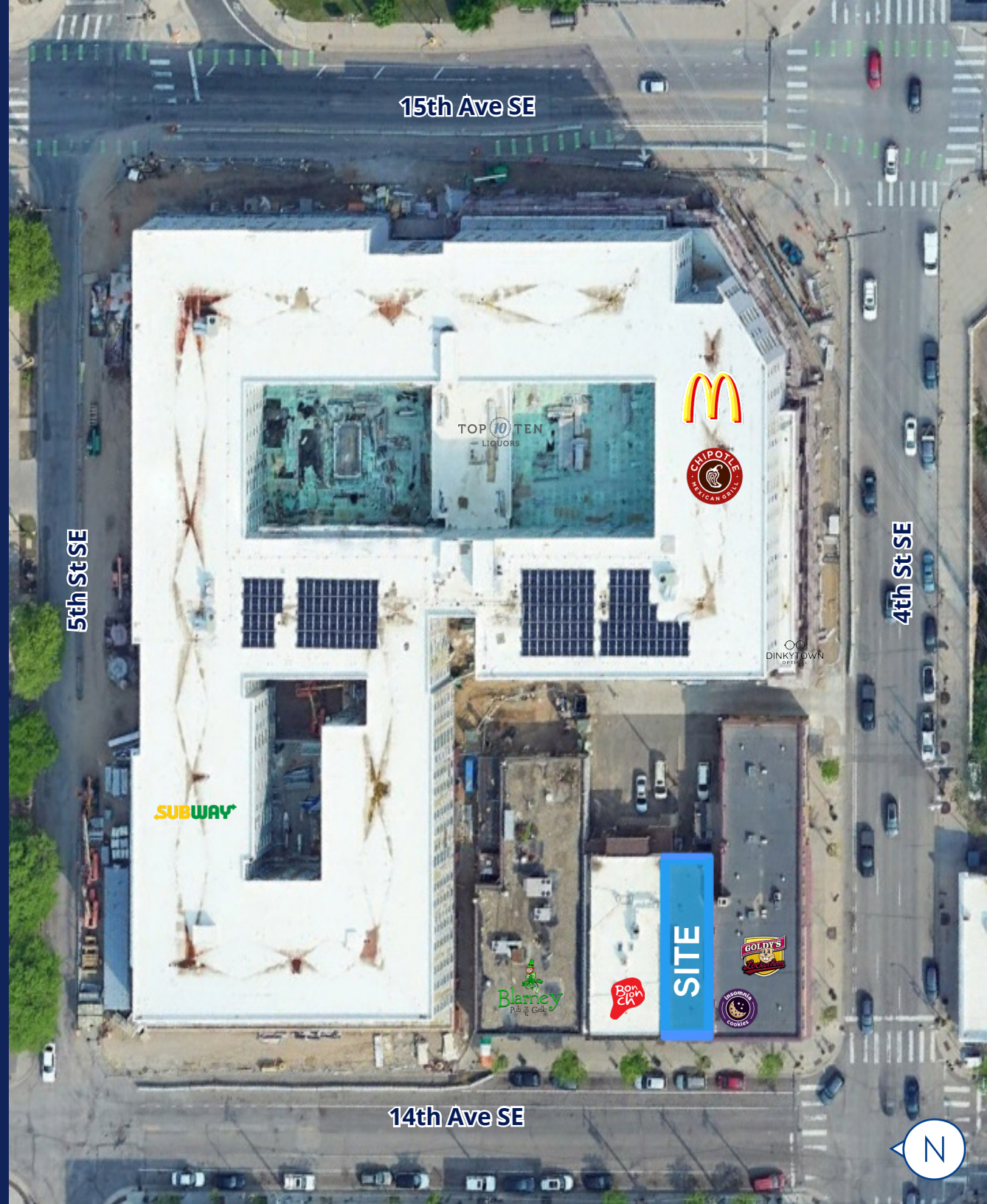
Property Highlights

Highly visible storefront with direct access to heavy foot traffic along 14th Ave SE, leading to the University of Minnesota campus

Surrounded by dense student housing, offering a built-in customer base

Second-generation quick service restaurant space — ideal for food, beverage, or service concepts

Walking distance to major University of Minnesota sporting venues, including Siebert Field, Huntington Bank Stadium, Mariucci Arena, and Williams Arena





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