



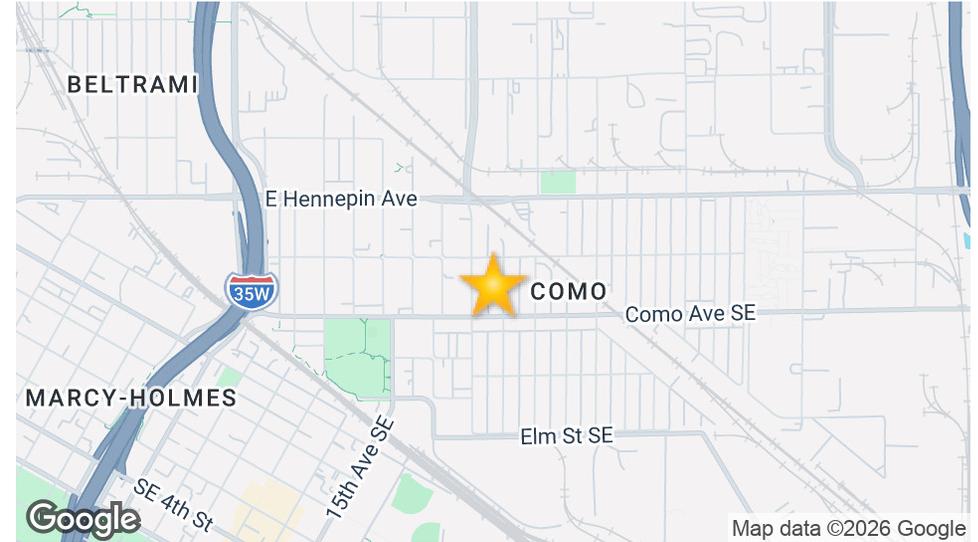
FOR LEASE

1820 COMO AVE SE, SUITE 1822
MINNEAPOLIS, MN 55414

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

1820 COMO AVE SE
MINNEAPOLIS, MN 55414



OFFERING SUMMARY

Lease Rate:	\$13.13 SF/YR (~\$1,750/month)
Building Size:	16,969 SF
Available SF:	1,600 SF
Number of Units:	1
Year Built:	1926
Zoning:	CM1
Parking Spaces:	2

PROPERTY OVERVIEW

- 1,600 square feet of lower level affordable Office space
- 2 parking spaces in rear lot
- Private rear entrance to the space in the back of 1820 Como - home to Joe's Market, Potter's Pasties, and Como Laundry.
- Perfect for office or retail uses that don't require first floor exposure.
- Affordable Gross Lease Rate of \$13.13 SF/YR (~\$1,750/month)
- Located in the vibrant Como neighborhood, ideal for retail or office use
- High-foot-traffic area with strong demographics: over 20,000 residents within 1 mile
- Listing Broker to provide tours, please reach out to Hayden Hulsey, CCIM 651-769-4826 or hayden@resultscommercial.com

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com



ADDITIONAL PHOTOS

1820 COMO AVE SE
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CM1 INFORMATION

1820 COMO AVE SE
MINNEAPOLIS, MN 55414



Goods and Services Corridor

--- Goods and Services Corridor

Primary Zoning

- CM1, Neighborhood Mixed Use
- CM2, Corridor Mixed Use
- CM3, Community Mixed Use
- CM4, Destination Mixed Use
- DT1, Downtown Center
- DT2, Downtown Destination

CM1 - NEIGHBORHOOD MIXED USE

The CM1 Neighborhood Mixed-Use District in Minneapolis is designed to accommodate individual commercial establishments and small clusters of commercial activities that are typically modest in scale and cater to the local community. This zoning classification permits a variety of uses, including commercial enterprises, residential units, institutional facilities, low-impact production activities, and public services. The primary objective of the CM1 district is to offer a diverse array of goods and services while fostering employment opportunities within neighborhood settings. The district emphasizes maintaining a scale and intensity of development that aligns with the character of surrounding residential areas, ensuring that commercial activities complement and enhance the local neighborhood environment.

For more information please visit: <https://www2.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>

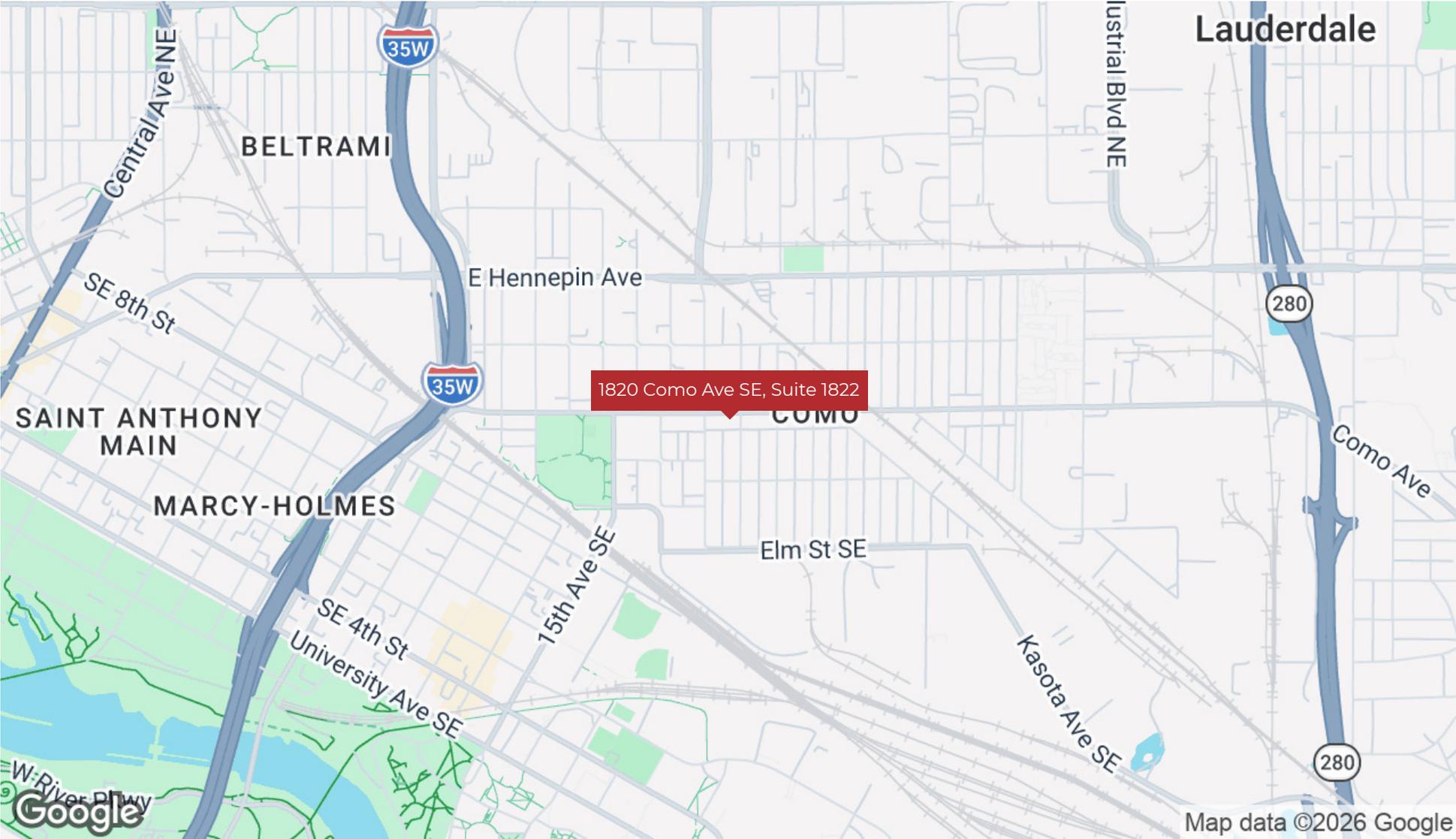
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REGIONAL MAP

1820 COMO AVE SE
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

1820 COMO AVE SE MINNEAPOLIS, MN 55414

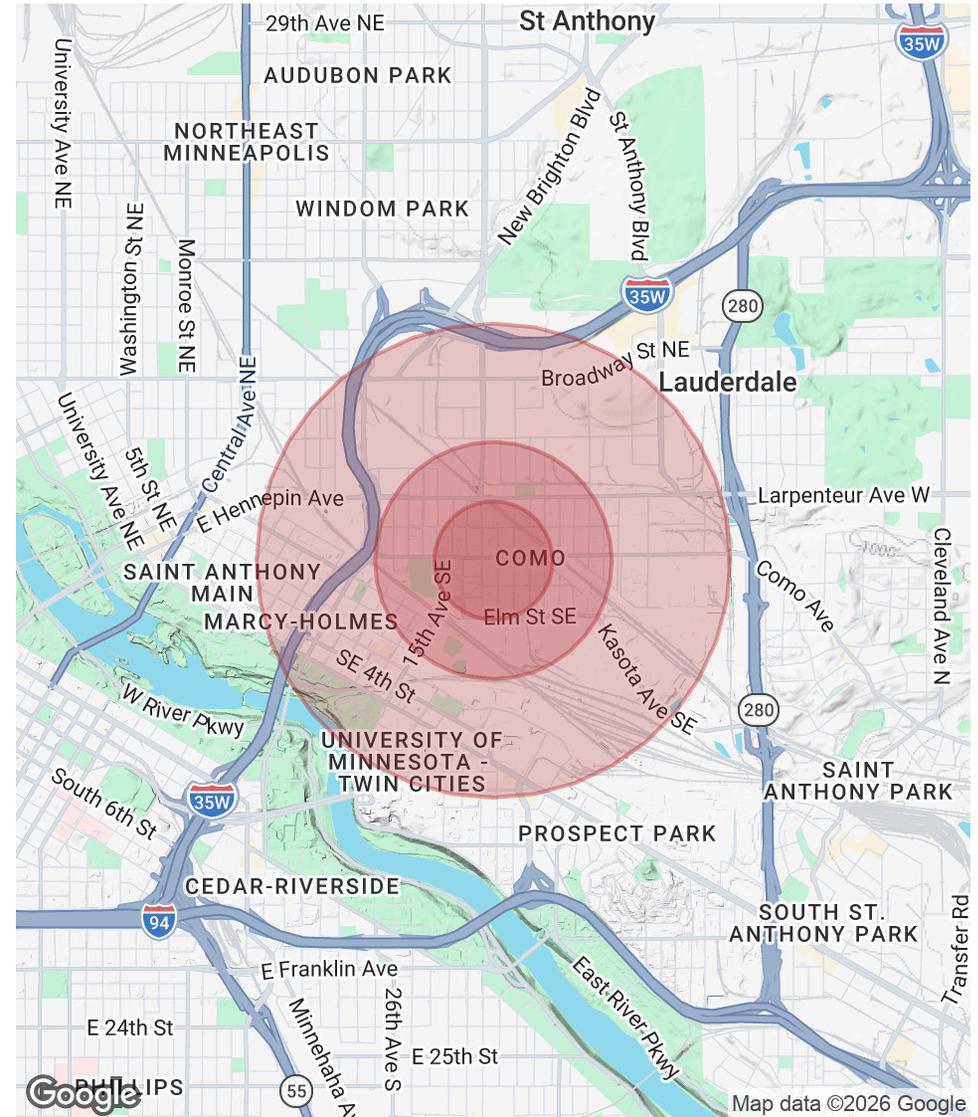
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,031	4,391	20,416
Average Age	23.1	22.8	23.1
Average Age (Male)	23.2	23.0	23.6
Average Age (Female)	23.0	22.7	22.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	385	1,472	7,037
# of Persons per HH	2.7	3.0	2.9
Average HH Income	\$49,378	\$50,559	\$45,449
Average House Value	\$128,281	\$181,039	\$101,314

2020 American Community Survey (ACS)



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