



FORMER RESTAURANT FOR LEASE
221 CEDAR AVE S | MINNEAPOLIS

PROPERTY SUMMARY

LOCATION: 221 Cedar Ave | Minneapolis, MN 55454
GLA: 20,064 SF Total [3-stories]
ZONING: C3A: Community Activity Center District

AVAILABILITY

SUITE 221: 5,109 SF street level + 5,000 +/- SF lower level with storage, multiple keg rooms, fridges + freezers
RATES: Negotiable

DEMOGRAPHICS

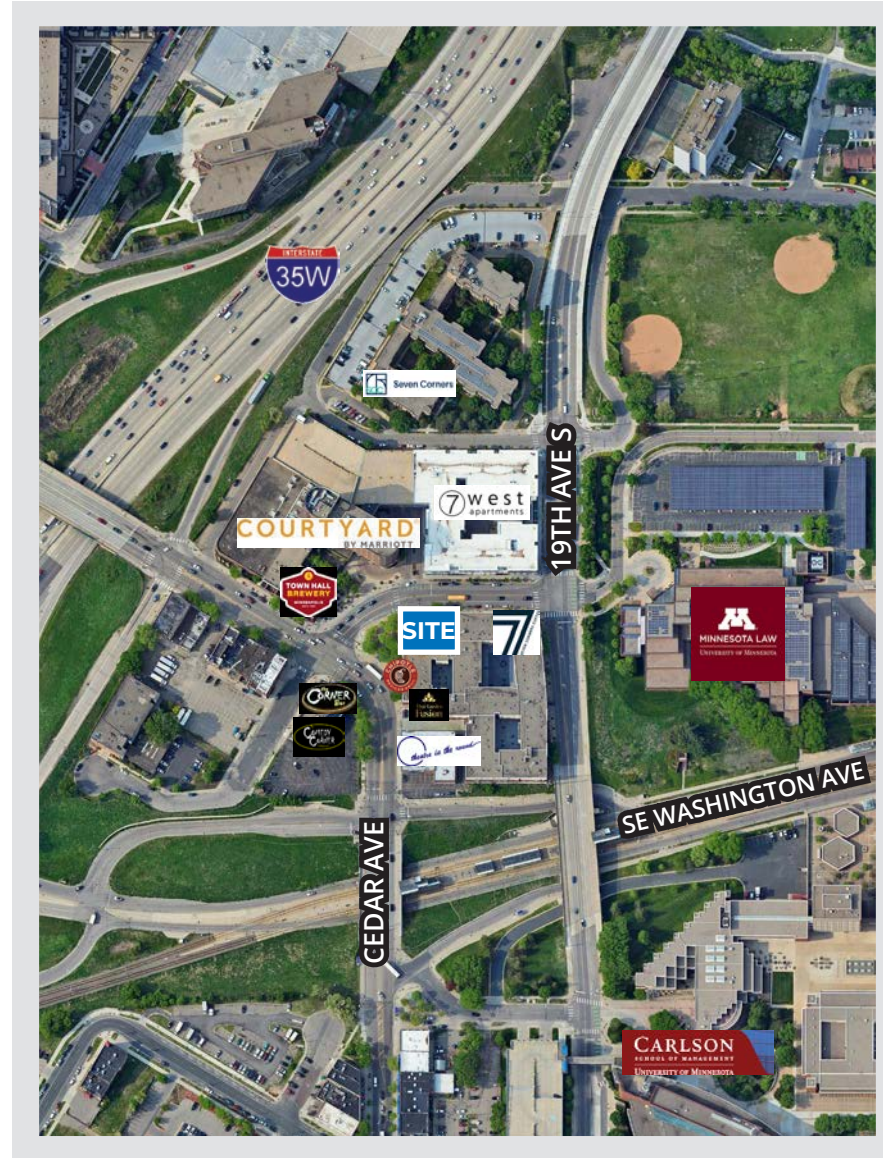
RADIUS:	1 MILE	3 MILE	5 MILE
Population	47,321	258,291	505,010
Daytime Population	90,095	406,701	644,019
Average HH Income	\$87,462	\$93,823	\$107,710
Median HH Income	\$42,170	\$60,460	\$70,661

TRAFFIC COUNTS

CEDAR AVE S: 2,650 vpd
WASHINGTON AVE S: 5,100 vpd

HIGHLIGHTS

- Ten (10) apartment units above restaurant
- Exclusive access to patio space with city permit - largest in mpls!
- Extraordinary location at Seven Corners on the West Bank of the University of MN (30,734 students)
- Adjacent to University of MN Law School (704 students) and The Carlson School of Management (4,647 students)
- Roof will be replaced in 2024

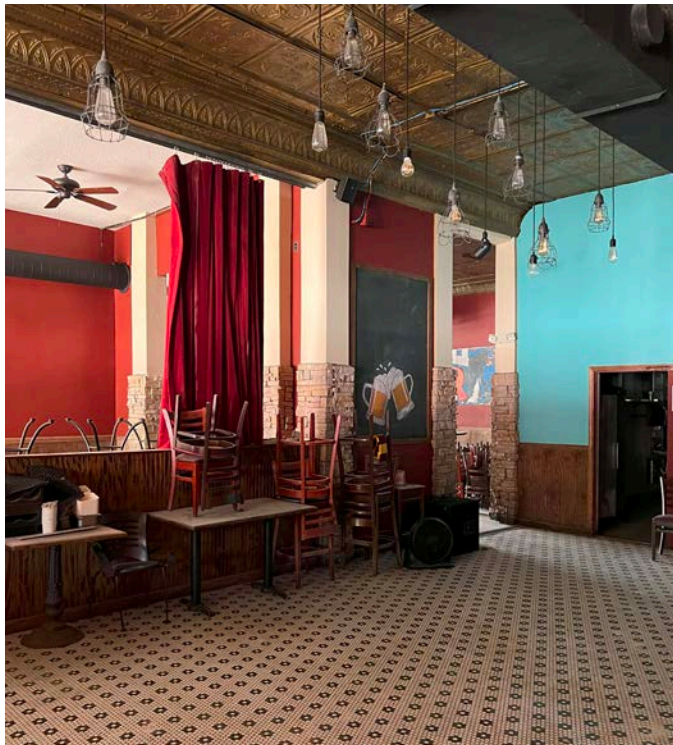
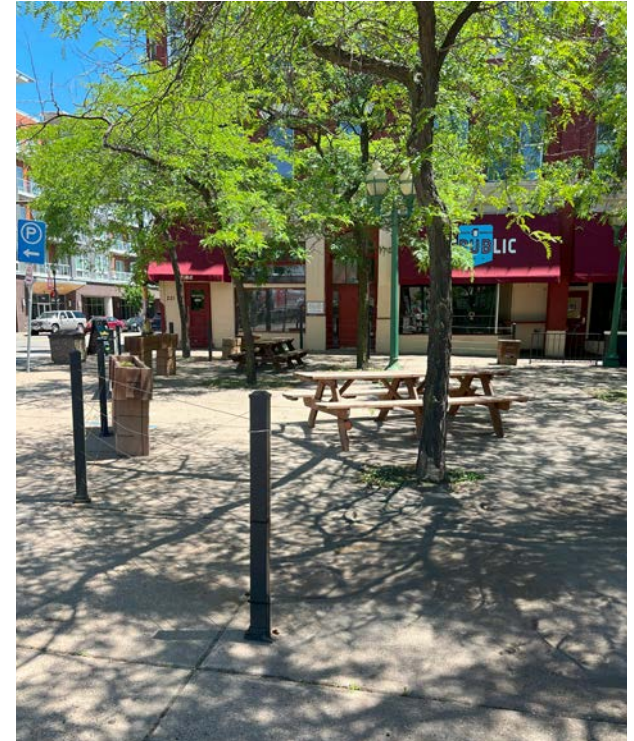
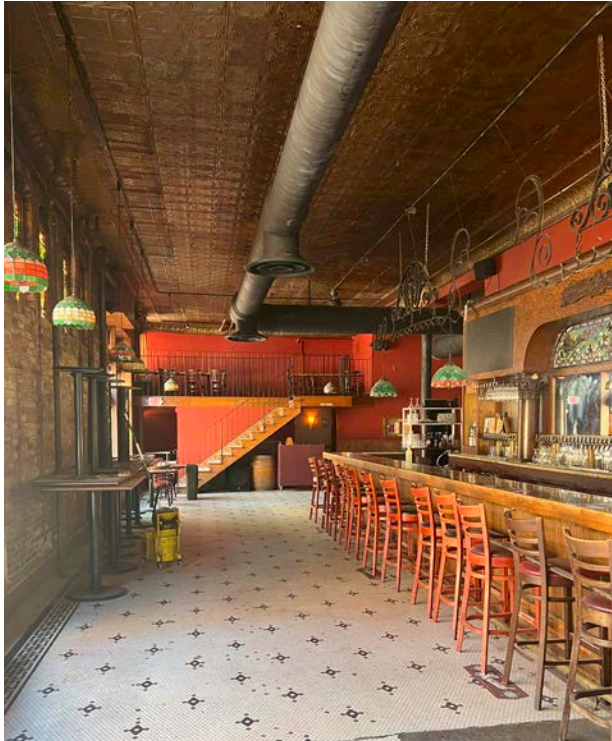


**for information
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TRANSWESTERN REAL ESTATE SERVICES

FORMER RESTAURANT PHOTOS



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