

UPLAND

REAL ESTATE GROUP, INC.

CBD DEVELOPMENT SITE Minneapolis, MN For Sale



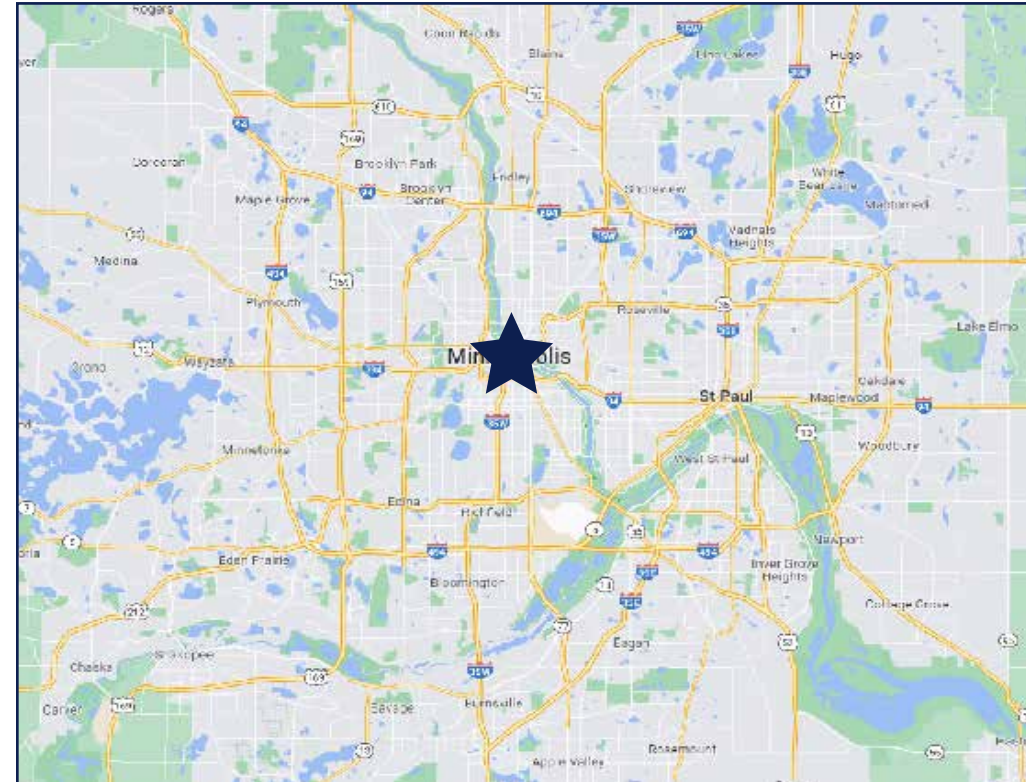
50 South 6th Street
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*Look Upland. Where
Properties & People Unite!*

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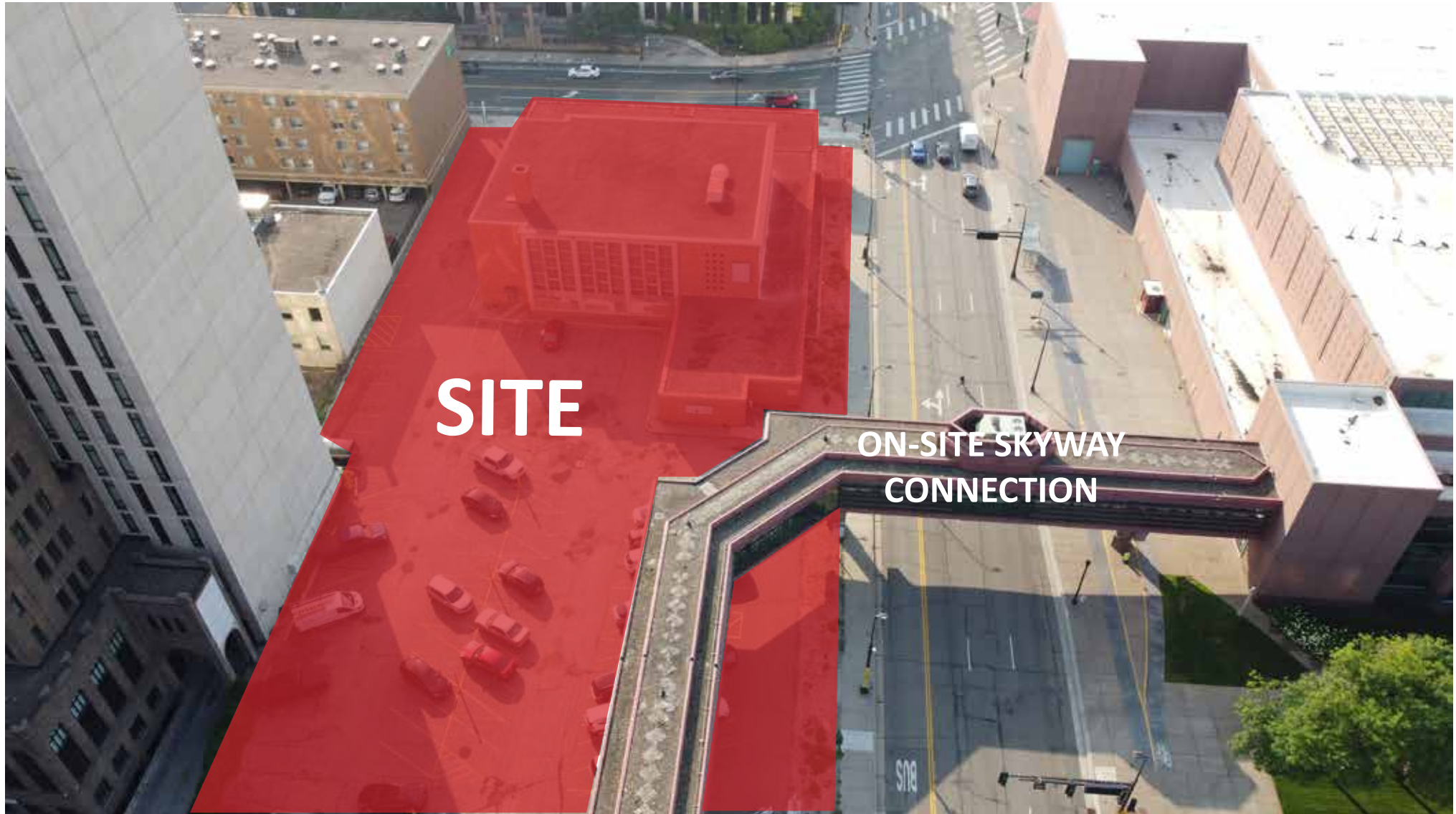
ADDRESS	228 12th St S
CITY, STATE	Minneapolis, MN 55403
LOT SIZE	1.21 Acres (52,533 SF)
SALE PRICE	\$5,500,000
CURRENT PROPERTY TYPE	Vacant Religious Facility
# OF FLOORS	2 Floors
TAXES	\$94,598.96 (2023)
PARKING SPACES	80 Surface Spaces
ZONING DISTRICT	B4S-2 District
ZONING OVERLAY DISTRICT	Core 50 Build Form Overlay
ZONING NOTES	<ul style="list-style-type: none"> The overlay district allows this site to be approved for 50 stories. Premiums and detailed plans about use/project can increase height even higher Ability to connect to skyway

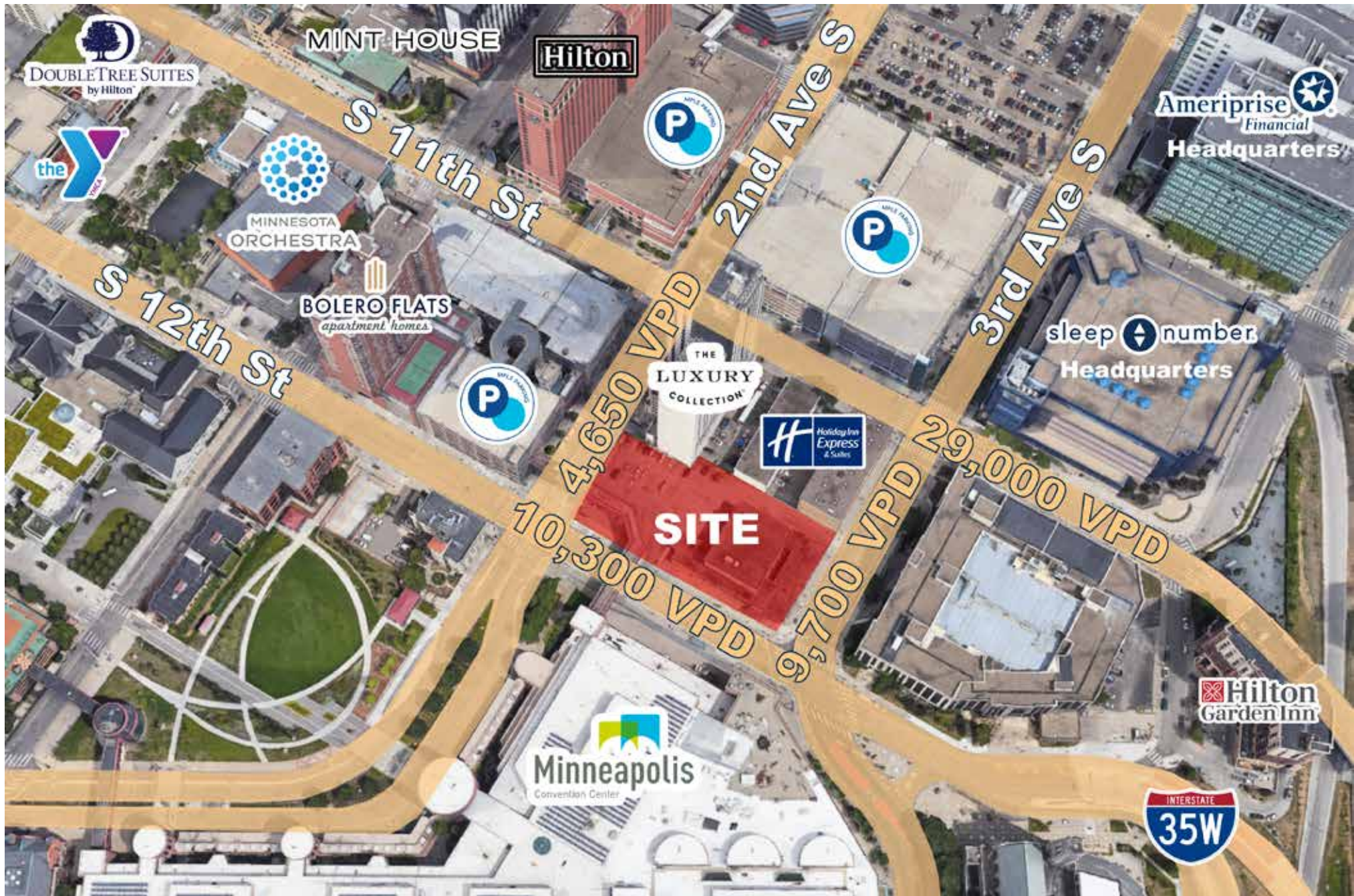


HIGHLIGHTS

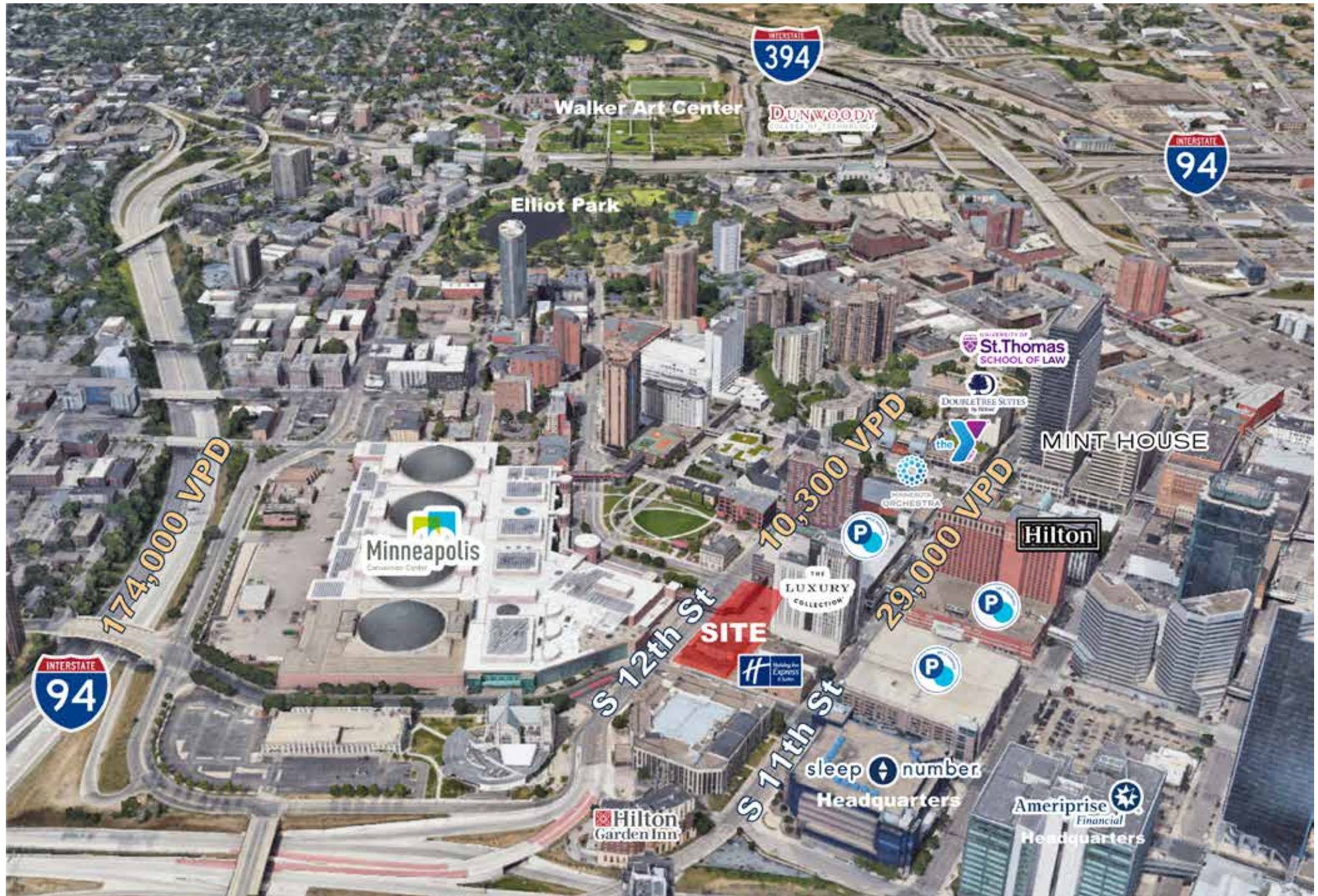
- Located across 12th Street from the Minneapolis Convention Center
- Skyway access available
- Walking distance from Loring Park and Walker Art Center
- Easy access to I-35W and I-94
- Ability to go vertical up to 50 stories high
- Zoning premiums provide opportunity to build even higher
- Church Building delivered vacant
- Parking lot income helps offset holding costs
- Near multiple hotels & luxury apartments

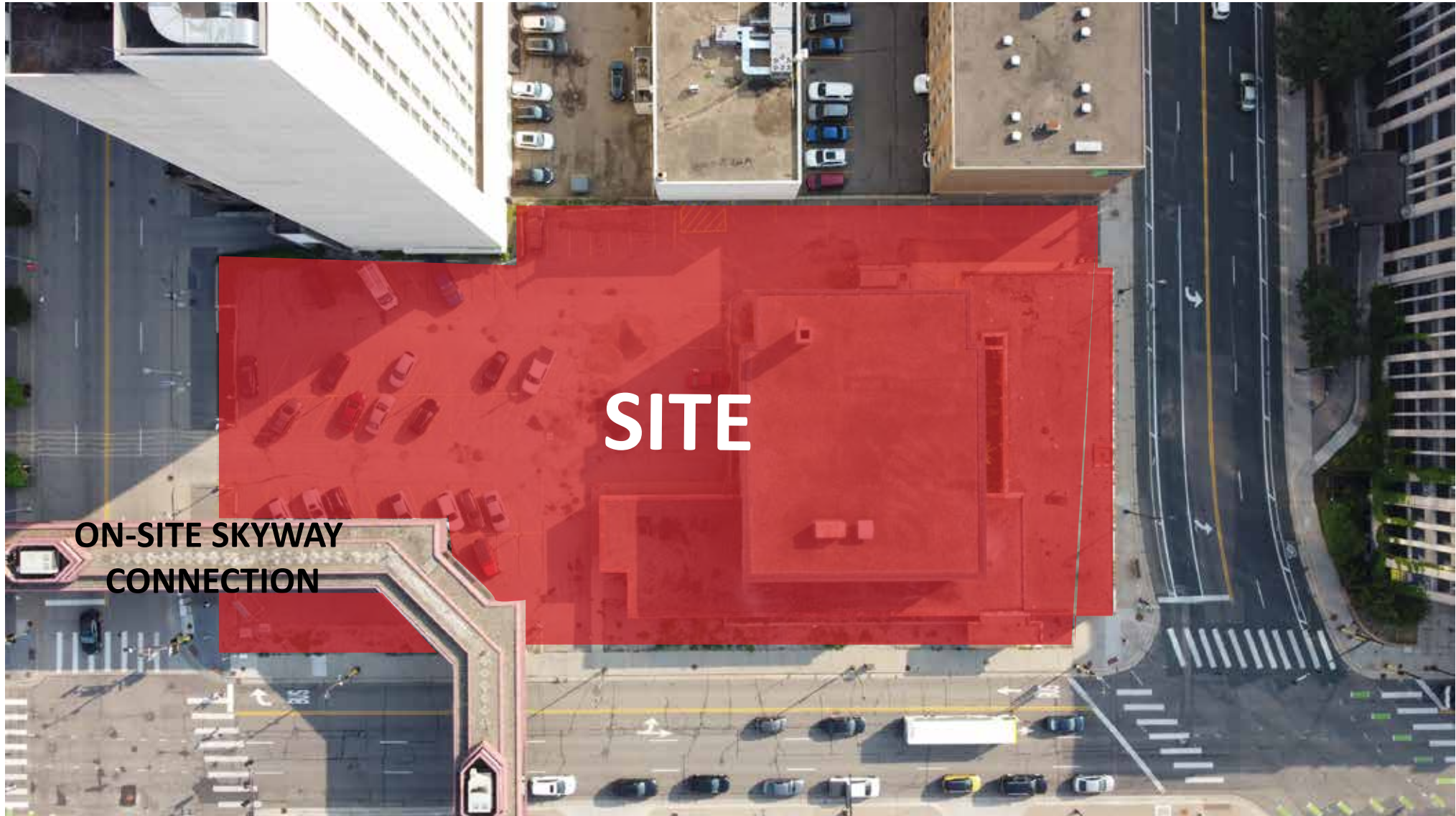
2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	48,913	267,492	501,230
MEDIAN AGE	34.5	31.6	34.3
MEDIAN HH INCOME	\$55,240	\$60,746	\$73,219
AVERAGE HH INCOME	\$93,439	\$96,705	\$112,099





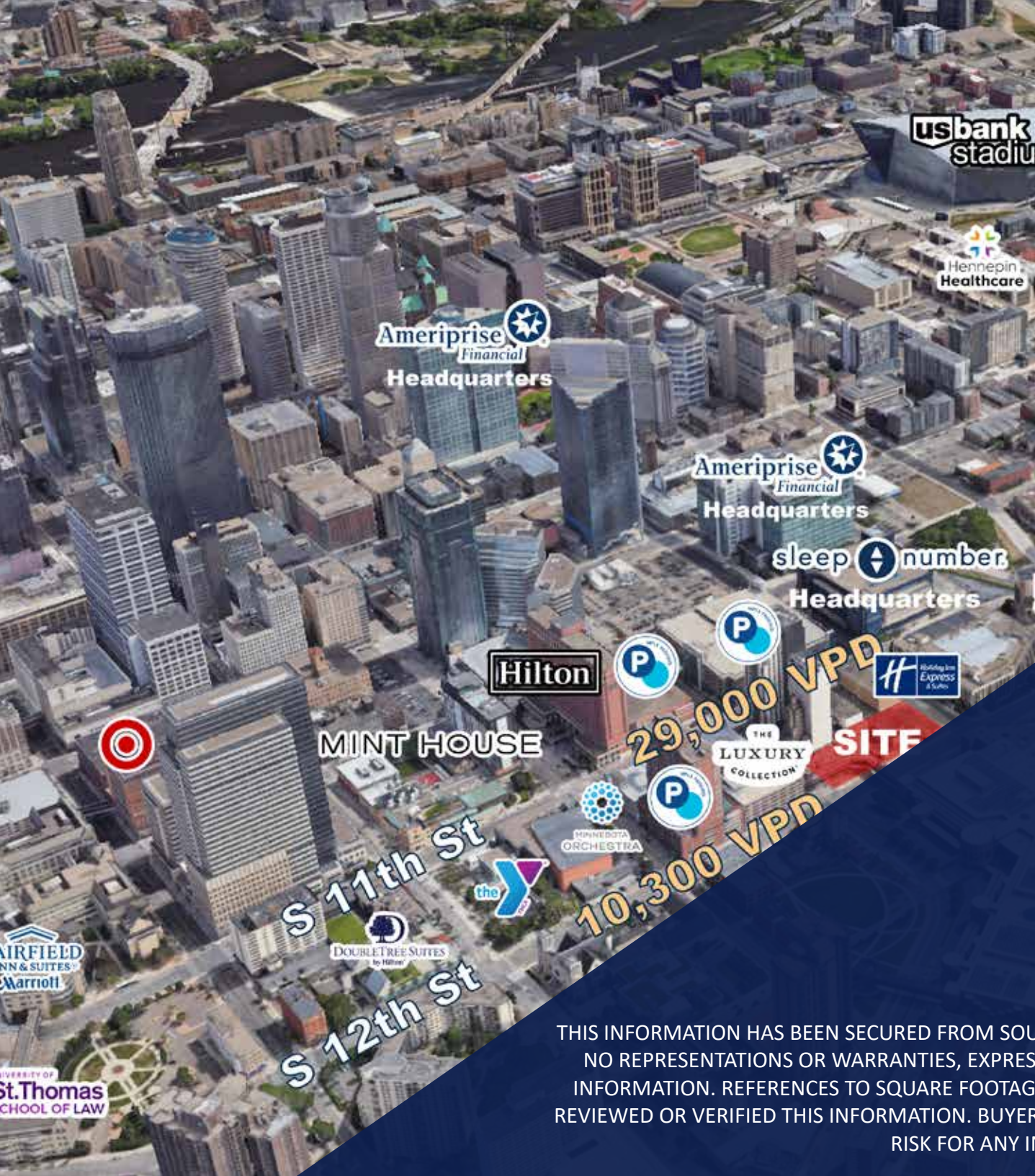












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