

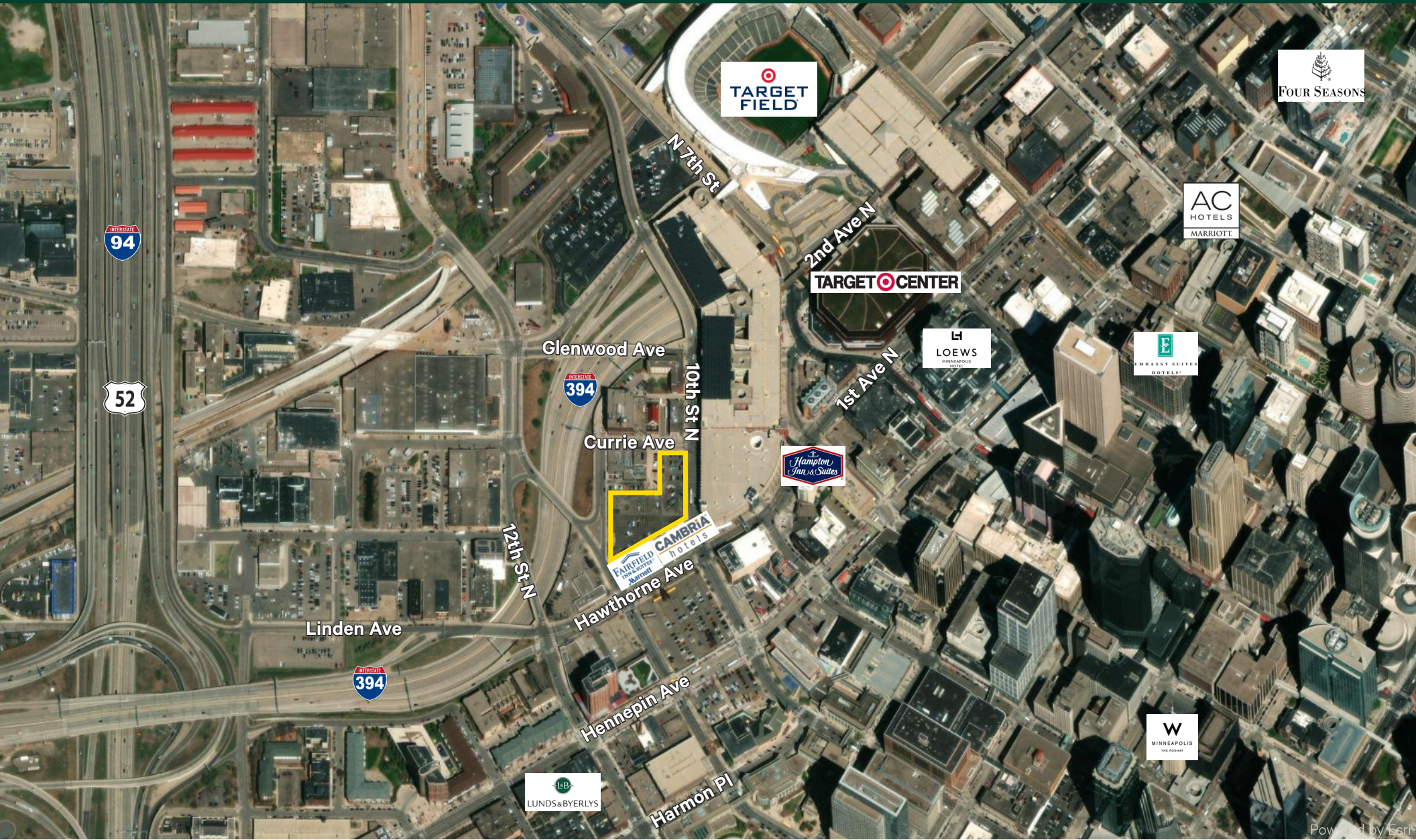
Land | For Sale - \$4,671,810

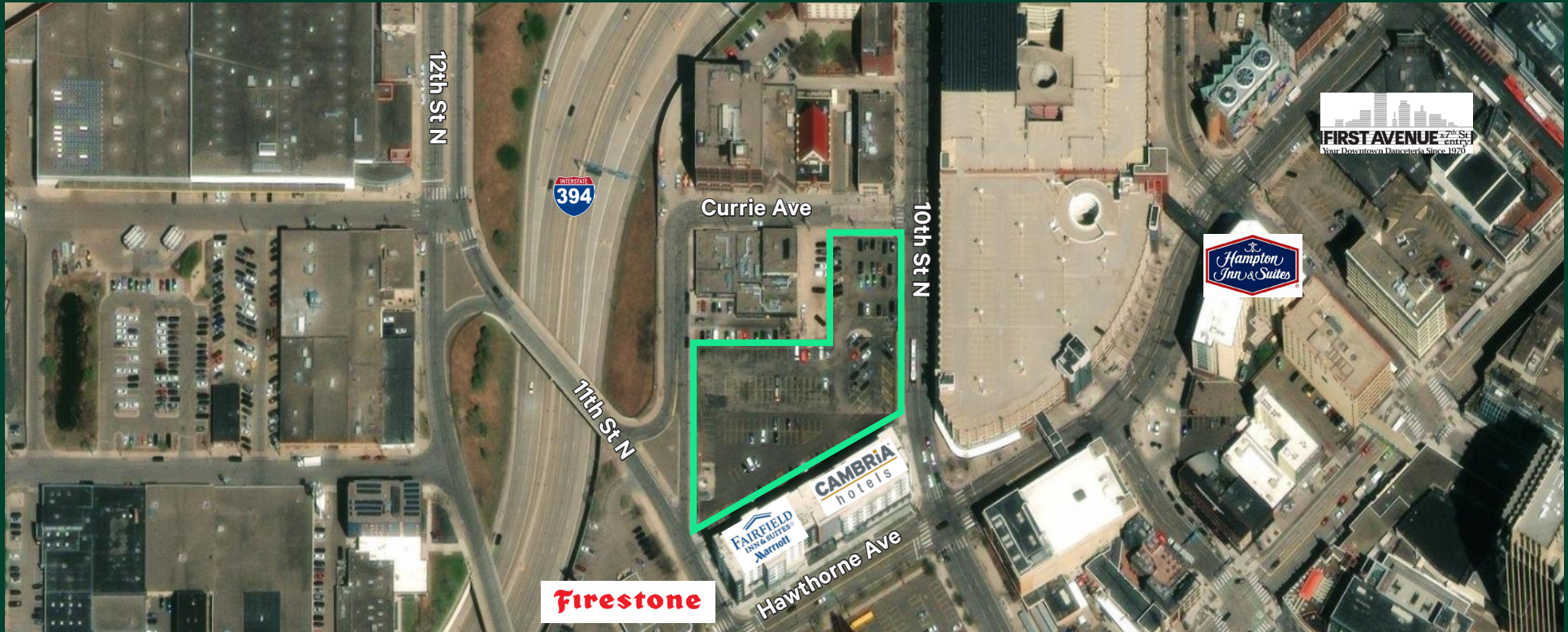
CBRE

Downtown Center District Land

±1.65 Acres

41 10th St N
Minneapolis, MN 55403



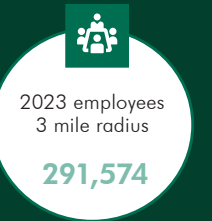
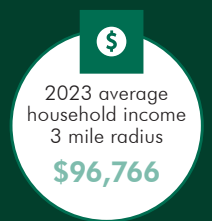
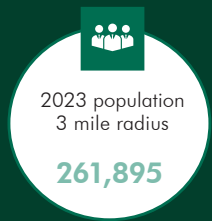


PID	Acres	Zoning	Future Land Use	2023 Taxes
2202924340144	±1.65	Downtown Center District-DT1	Public, Office, and Institutional	\$179,653

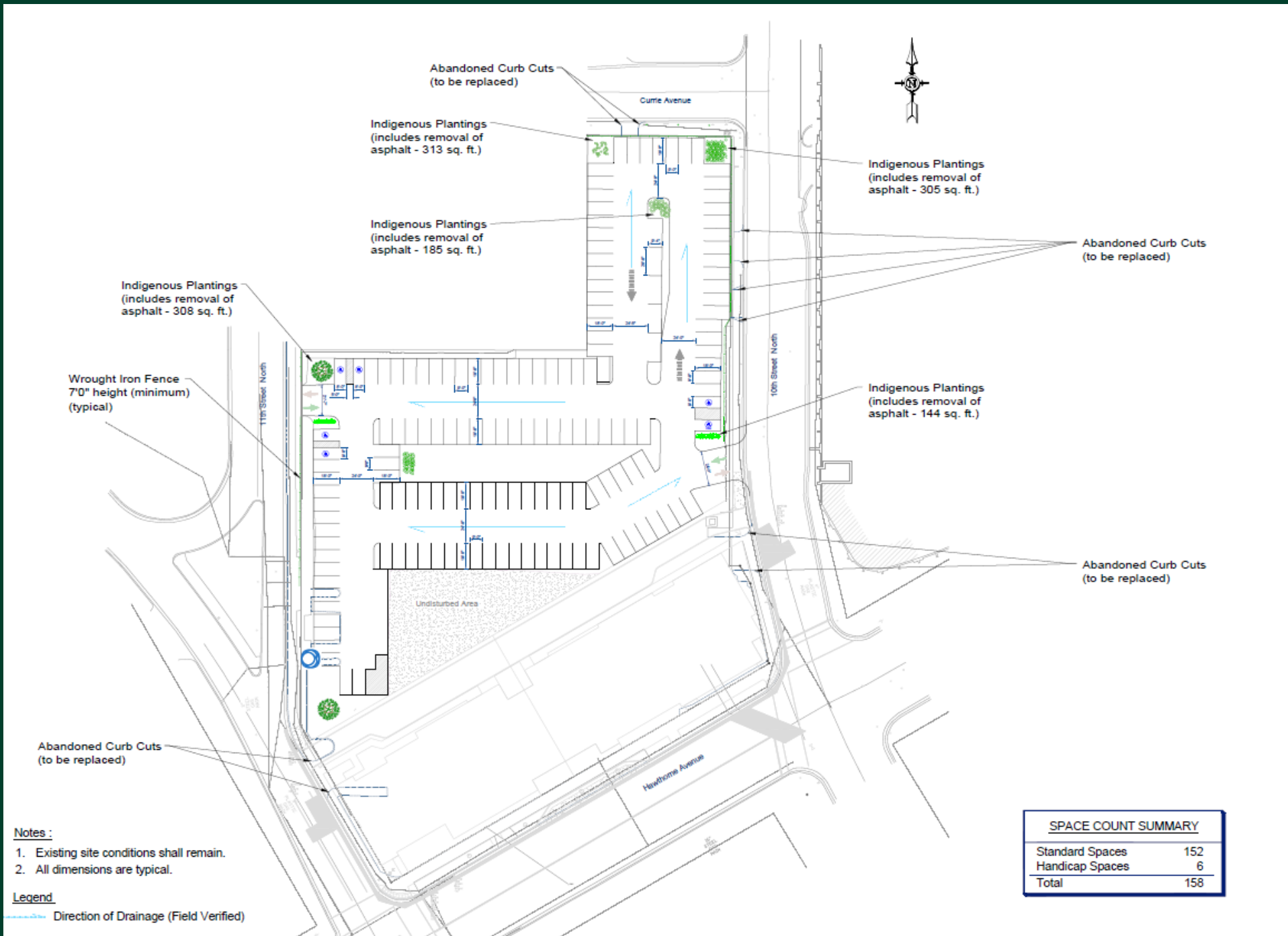
Property Highlights

- Currently operated as a 158 stall surface parking lot
- Large infill development site
- Quick access access to I-394, I-94 and Hwy 55
- Flexible Zoning allowing entertainment, hospitality, office, residential
- Close to major CBD attractions including Target Field, Target Center, First Avenue, State Theatre, Pantages Theatre that draw over 4 million visitors per year
- Opportunity for mixed-use development
- Large site in Minneapolis CBD
- Located within Qualified Census Tract

Traffic Counts	
I-394	26,634 VPD
Hawthorne Ave	13,464 VPD
10th St N	6,296 VPD



Existing Conditions



Notes :

1. Existing site conditions shall remain.
2. All dimensions are typical.

Legend

Direction of Drainage (Field Verified)

SPACE COUNT SUMMARY	
Standard Spaces	152
Handicap Spaces	6
Total	158

Property Photos



Downtown Minneapolis Map



Zoning



	UN1 Urban Neighborhood 1		RM1 Residence Goods and Services
	UN2 Urban Neighborhood 2		RM2 Residence Office and Services
	UN3 Urban Neighborhood 3		RM3 Residence and Institutional
	CM1 Neighborhood Mixed-Use		DT2 Downtown Destination
	CM2 Corridor Mixed Use		PR1 Production Mixed Use
	CM3 Community Mixed Use		PR2 Production and Processing
	CM4 Destination Mixed Use		TR1 Transportation
	DT1 Downtown Center		

Downtown Center District (DT1):

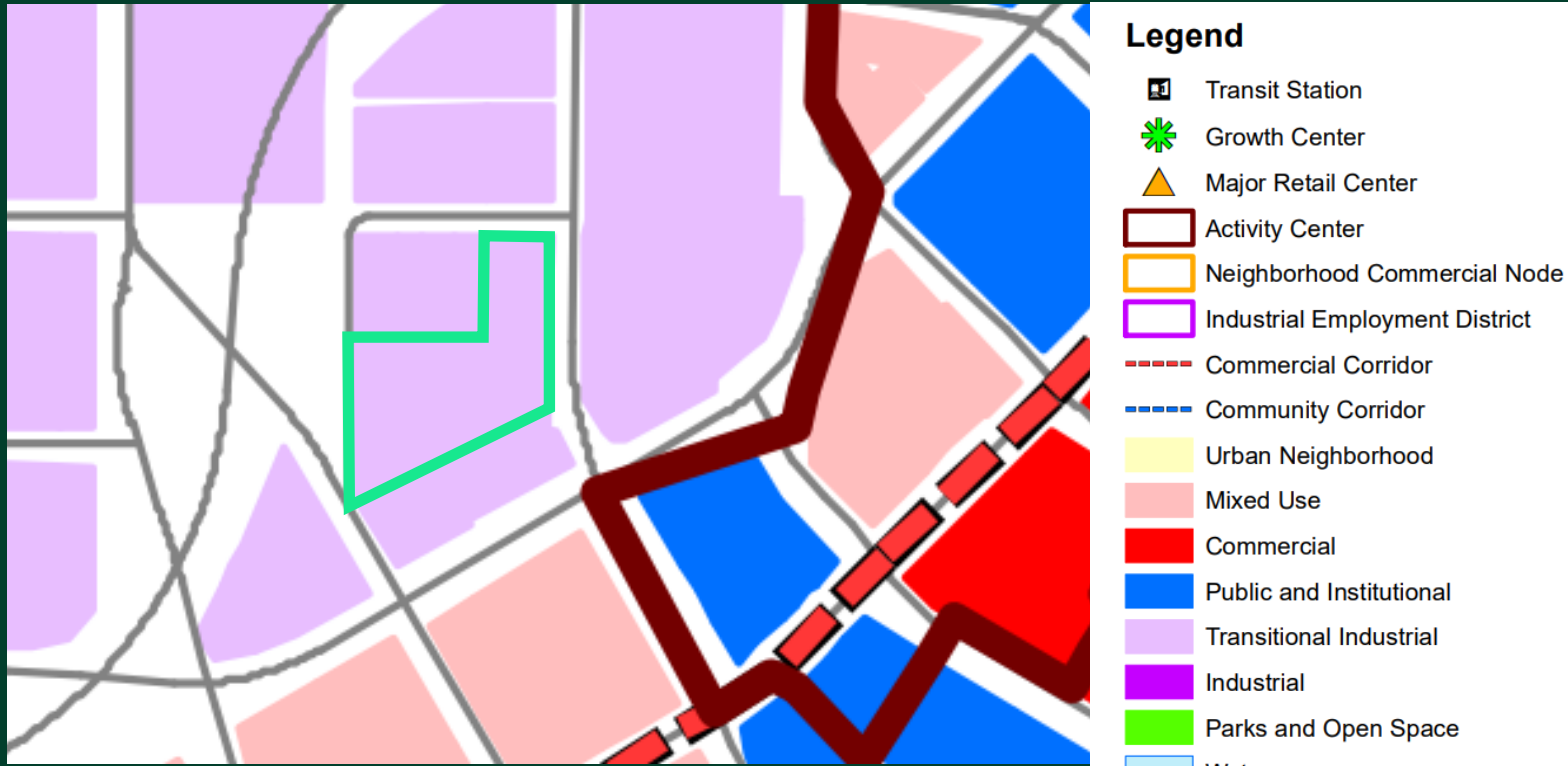
The DT1 Downtown Center District is established to provide an environment for retail and office activities of citywide and regional significance at the center of downtown. The district also allows entertainment, residential, and public uses, which complete the mixed-use core of the city.

Permitted Uses (partial list)

- Farmer's Market
- Lawn & garden supply store
- Market garden
- Convention center, public
- Entertainment venue
- Indoor recreation area
- Outdoor recreation area
- Nightclub
- Reception or meeting hall
- Regional sports area
- Bar
- Restaurant
- Animal boarding
- Dry cleaning
- Funeral home
- Grocery store
- Liquor store, off-sale
- Package delivery service, no on-site vehicle fleet
- Secondhand goods store
- Shopping center
- Tobacco products shop
- Veterinary clinic
- Bed & breakfast home
- Hospitality residence
- Hotel or hostel, 5-20 rooms
- Hotel or hostel, 21 rooms or more
- Blood/plasma collection facility
- Contractor's office
- Child care center
- Community center
- Community garden
- Community provisions facility
- Development achievement center
- Educational arts center
- School, grades K-12
- School, vocational or business
- Club or lodge
- Convent, monastery or religious retreat center
- Religious place of assembly
- Art studio
- Brewery or distillery
- Film, video, & audio production
- Glass, ceramics & earthenware production, small scale
- Limited production & processing
- Research, development & testing lab

For a full list of permitted uses, click here: [Uses Allowed](#)

Minneapolis 2030 Future Land Use Map



Transitional Industrial:

Industrial areas located outside of Industrial Employment Districts will be labeled “transitional” since they may eventually evolve to other uses compatible with surrounding development. Although they may remain industrial for some time, they will not have the same level of policy protection as areas within industrial districts.

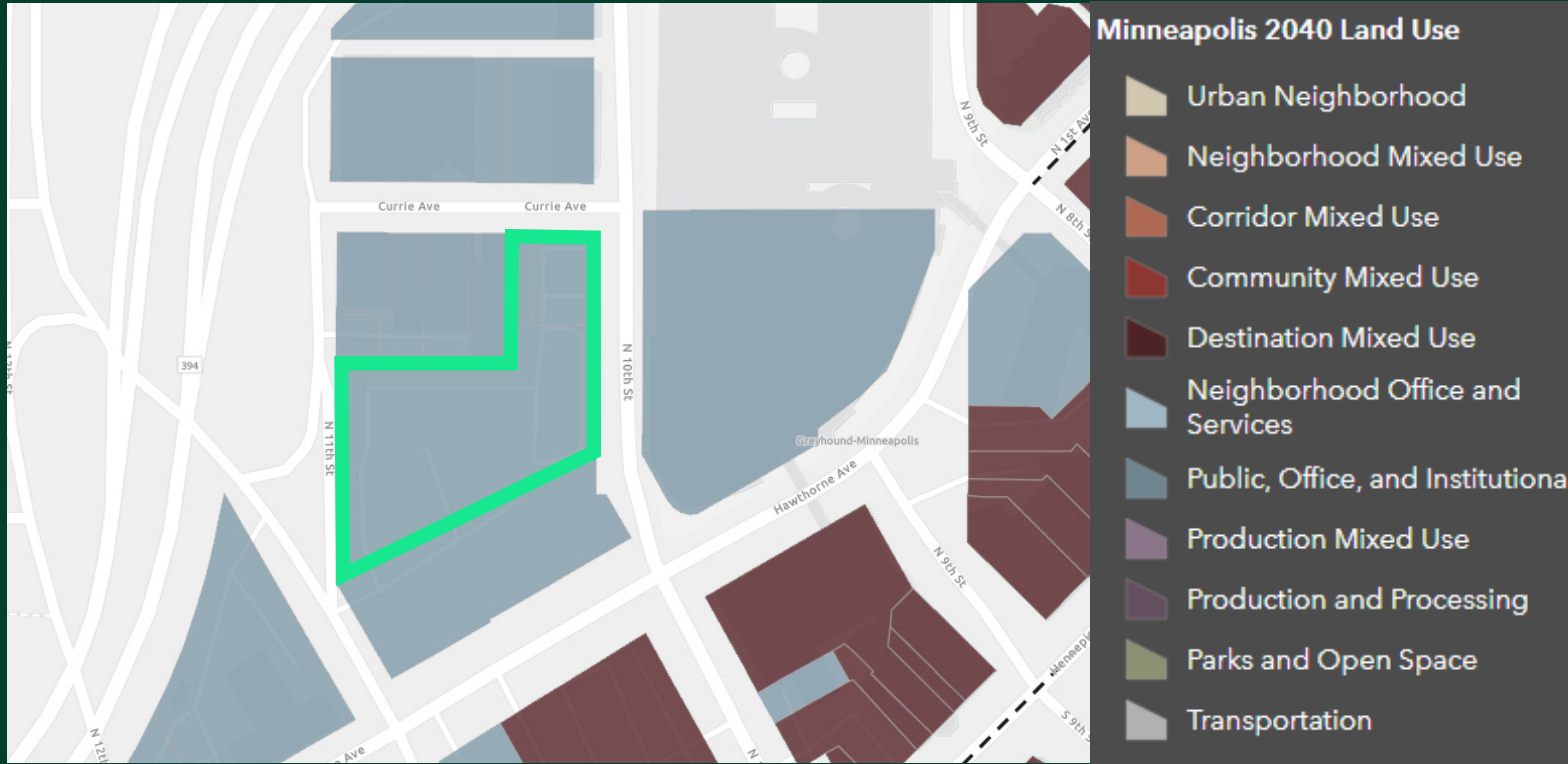
Includes areas suited for industrial development and limited supporting commercial uses. Transitional industrial districts may transfer to another use over time, while industrial districts are preserved for industrial use.

Density Range (est.):

Residential generally not appropriate for these areas.

Click [Here](#) for additional 2030 Land Use Information

Minneapolis 2040 Future Land Use Map



Public, Office, and Institutional:

Accommodates major office centers, public and semi-public uses, including museums, hospitals, civic uses, and college and university campuses. Entertainment uses of greater intensity such as stadiums should be focused in downtown and university campuses. Multi-story residential uses are permitted in this category, with mixed-use encouraged – particularly fronting major corridors.

Click [Here](#) for additional 2040 Land Use Information

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	41,225	261,895	496,623
2028 Population - Five Year Projection	45,927	271,986	509,507
2020 Population - Census	39,040	256,538	490,767
2010 Population - Census	28,761	220,411	436,574
2020-2023 Annual Population Growth Rate	1.69%	0.64%	0.37%
2023-2028 Annual Population Growth Rate	2.18%	0.76%	0.51%
HOUSEHOLDS			
2023 Households - Current Year Estimate	25,027	118,915	219,647
2028 Households - Five Year Projection	28,012	124,713	227,201
2010 Households - Census	17,389	94,997	187,488
2020 Households - Census	23,785 90.6%	115,529 93.1%	215,897 94.2%
2020-2023 Compound Annual Household Growth Rate	1.58%	0.89%	0.53%
2023-2028 Annual Household Growth Rate	2.28%	0.96%	0.68%
2023 Average Household Size	1.50	2.06	2.16
HOUSEHOLD INCOME			
2023 Average Household Income	\$108,612	\$96,766	\$109,108
2028 Average Household Income	\$128,100	\$112,439	\$125,412
2023 Median Household Income	\$70,629	\$59,853	\$71,462
2028 Median Household Income	\$86,359	\$69,775	\$82,470
2023 Per Capita Income	\$66,618	\$44,150	\$48,442
2028 Per Capita Income	\$78,940	\$51,765	\$56,113
HOUSING UNITS			
2023 Housing Units	28,401	129,291	235,989
2023 Vacant Housing Units	3,374 11.9%	10,376 8.0%	16,342 6.9%
2023 Occupied Housing Units	25,027 88.1%	118,915 92.0%	219,647 93.1%
2023 Owner Occupied Housing Units	5,820 20.5%	36,591 28.3%	103,806 44.0%
2023 Renter Occupied Housing Units	19,207 67.6%	82,324 63.7%	115,841 49.1%
EDUCATION			
2023 Population 25 and Over	33,159	168,247	334,274
HS and Associates Degrees	11,450 34.5%	63,075 37.5%	123,965 37.1%
Bachelor's Degree or Higher	20,243 61.0%	88,106 52.4%	186,822 55.9%
PLACE OF WORK			
2023 Businesses	5,294	13,255	21,874
2023 Employees	155,832	291,574	423,852

2023 POPULATION (1 MILE)

41,225

2023 EMPLOYEES (1 MILE)

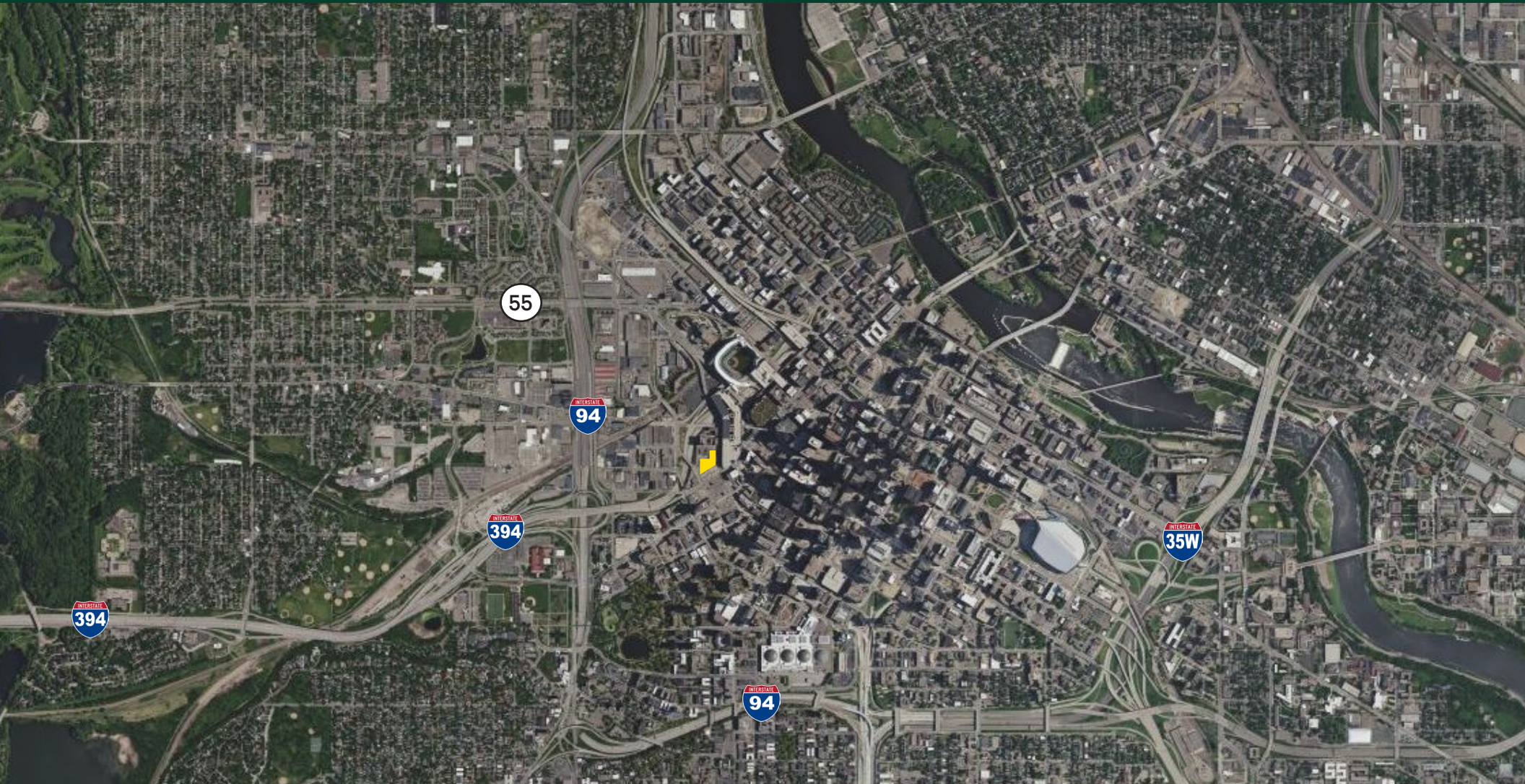
155,832

2023 BUSINESSES (1 MILE)

5,294

41 10th St N
Minneapolis, MN 55403

For Sale



Contact Us

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