



FORMER RESTAURANT FOR SALE

4537 NICOLLET AVE S | MINNEAPOLIS



TRANSWESTERN

REAL ESTATE
SERVICES

PROPERTY OVERVIEW

DESCRIPTION

ADDRESS: 4537 Nicollet Ave | Minneapolis, MN 55419

LAND SIZE: 10,584 sq. ft. | 0.24 acres approx.

BUILDING SIZE: Approximately 1,878 SF

YEAR BUILT: 1968 | Renovated in 2022

ZONING: CM2: Corridor Mixed-use District, Airport Overlay, Built Form Corridor 6

TRAFFIC COUNTS: 6,871 vpd on Nicollet Ave
12,779 vpd on E 46th St

HIGHLIGHTS: Charming, well-kept restaurant property featuring an expansive patio, off-street parking and located in the thriving, Kingfield neighborhood of Minneapolis.
Sale will include FF&E.

NEIGHBORHOOD TENANTS



CLIENTELE

3 mile radius | 2025 ESRI est.
household avg. spending



groceries
\$8,617



dining
\$4,764



apparel
\$2,914



travel
\$3,530



recreation
\$4,691



health care
\$8,392

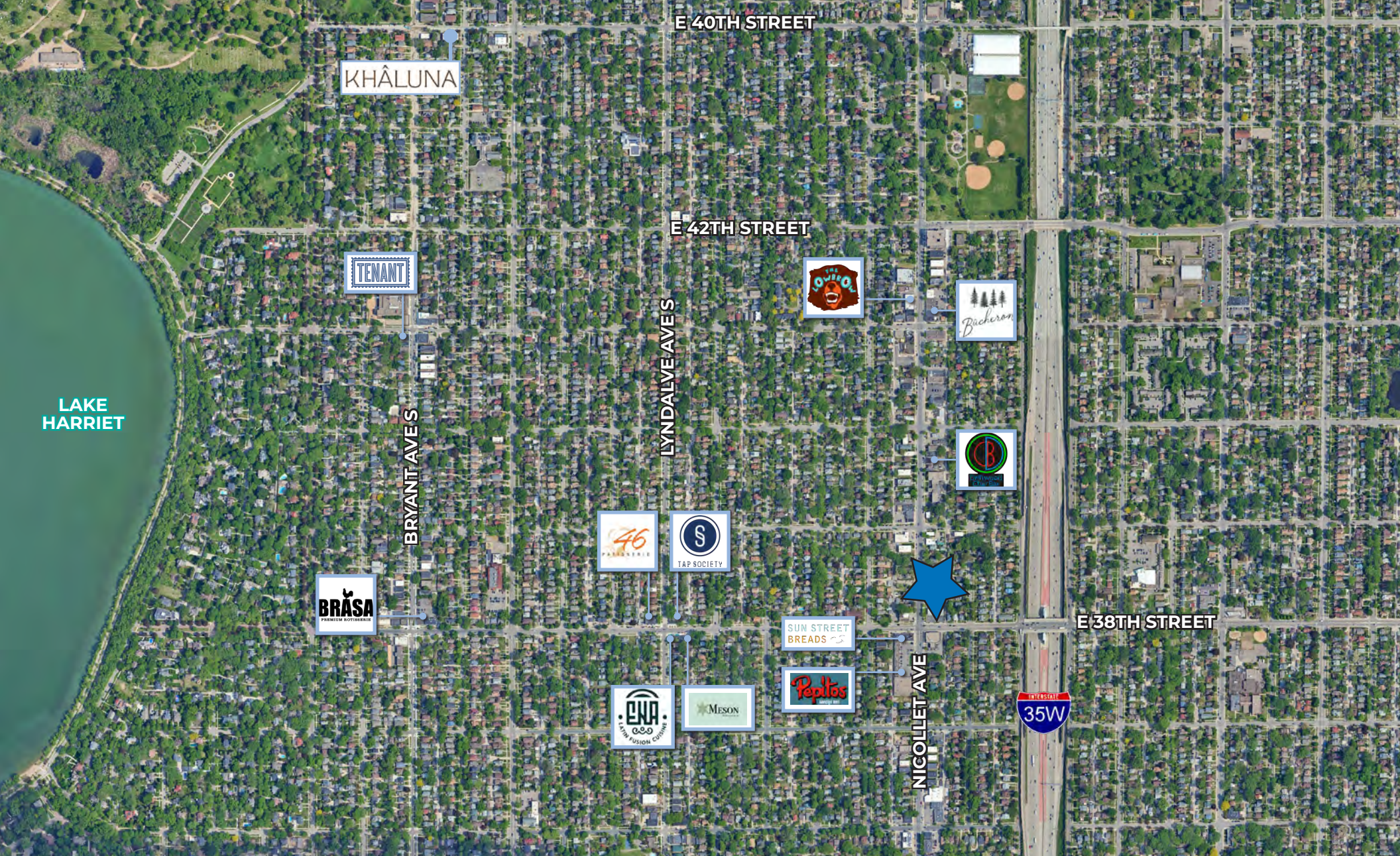
DEMOGRAPHICS

2023 Placer.ai est.

DISTANCE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	23,144	204,418	464,415
DAYTIME POPULATION	18,123	227,946	898,043
HOUSEHOLDS	9,458	89,005	207,733
AVERAGE HH INCOME	\$153,844	\$128,985	\$121,989

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