



## Broadway & University Exchange

2,460 - 9,840 SF | \$40.00 SF/yr

Build-to-Suit or For Sale

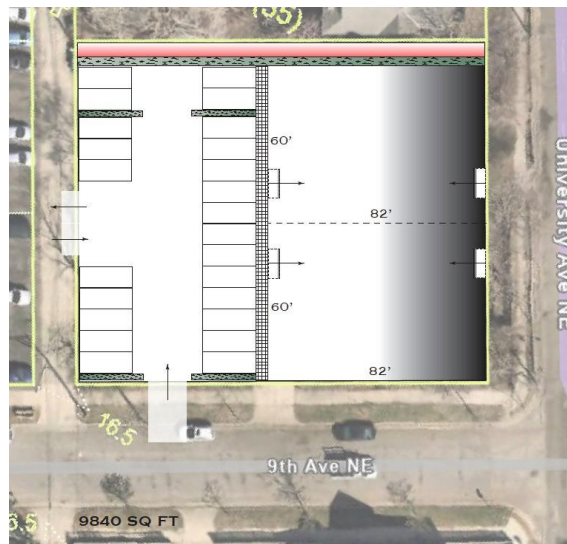
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## Property Highlights

- Combined traffic count of ± 31,912 VPD at the intersection of University Ave NE & Broadway St NE
- Corner property with 223 ft of frontage on both streets and 24 surface parking spaces
- 22,606 residents within a 1-mile radius with an average household income of \$111,384
- Average home value of \$459,793 within 1 mile signals an affluent, stable consumer base
- Located 2 miles from downtown Minneapolis with direct access to I-94
- Situated in the heart of the Northeast Minneapolis Arts District — one of the city's most active and growing neighborhoods
- Strong daytime and evening foot traffic driven by nearby breweries, restaurants, and creative businesses
- High walk score benefits tenants targeting pedestrian traffic in a dense urban grid
- Metro Transit bus service along both University Ave and Broadway corridors
- Build-to-suit flexibility from 2,460 to 9,840 SF accommodates a wide range of retail and office users
- Projected 2027 delivery provides an opportunity to secure space early in a high-demand corridor
- Neighboring McDonald's and Speedway serve as established daily traffic generators at the intersection
- Average Household Income (1 Mile): \$111,384
- Median Age: 38.8
- Primary intersection includes McDonald's restaurant, Speedway Gas, Doroschack Dental Office, and Catholic Eldercare
- Neighborhood Tenants: Indeed Brewing Company, Bauhaus Brew Labs, Fair State Brewing Cooperative, Kramarczuk's Sausage Co, Surdyk's Liquor & Cheese Shop, Artspace, Modern Logic, and more





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Sale Price

CONTACT BROKER

Lease Rate

\$40.00 SF/Yr

## Location Information

|                  |                                     |
|------------------|-------------------------------------|
| Building Name    | University & Broadway Redevelopment |
| Street Address   | 910 University Ave NE               |
| City, State, Zip | Minneapolis, MN 55413               |
| County           | Hennepin                            |
| Market           | Minneapolis                         |
| Sub-market       | Northeast Minneapolis               |
| Cross-Streets    | University Ave NE & Broadway St NE  |

## Building Information

|                     |               |
|---------------------|---------------|
| Building Size       | 9,840 SF      |
| Tenancy             | Multiple      |
| Number of Floors    | 2             |
| Year Built          | 2027          |
| Construction Status | Build to suit |
| Number of Buildings | 1             |

## Property Information

|                      |   |
|----------------------|---|
| Property Type        | Retail  |
| Property Subtype     | Street Retail   |
| Zoning               | CM2/BFC4  |
| Lot Size             | 0.6 Acres   |
| APN #                | 1402924320035, 1402924320033, 1402924320032           |
| Lot Frontage         | 223 ft  |
| Lot Depth            | 223 ft  |
| Corner Property      | Yes   |
| Traffic Count        | 31912   |
| Traffic Count Street | ± 13,091 VPD on University, ± 18,821 VPD on Broadway) |

## Parking & Transportation

|                          |         |
|--------------------------|---------|
| Parking Type             | Surface |
| Number of Parking Spaces | 24      |

OFFERING MEMORANDUM | University & Broadway Redevelopment 910 University Ave NE Minneapolis, MN 55413

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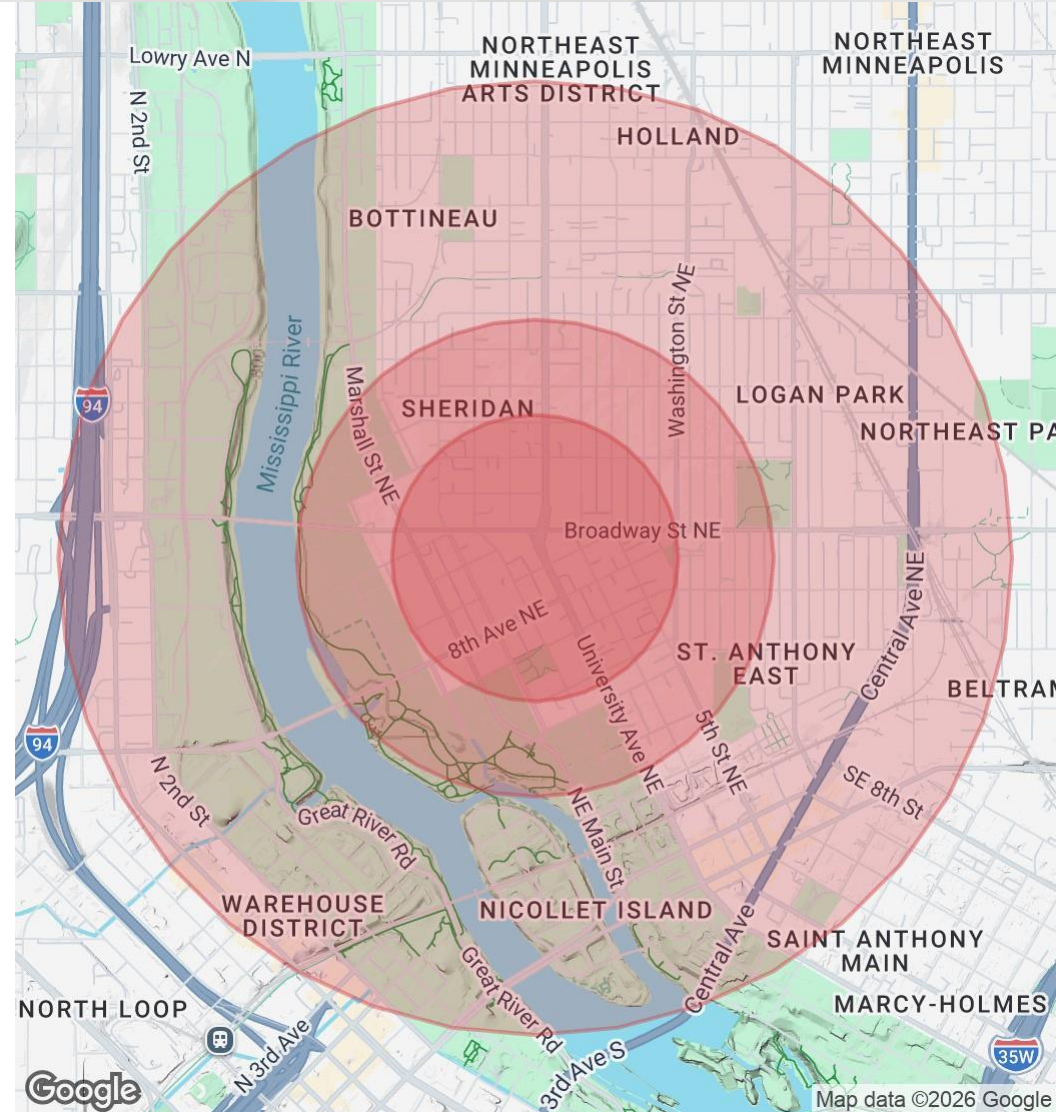
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|                                | 0.3 Miles | 0.5 Miles | 1 Mile    |
|--------------------------------|-----------|-----------|-----------|
| <b>Population</b>              |           |           |           |
| Total Population               | 2,511     | 6,118     | 22,606    |
| Average Age                    | 42        | 39        | 39        |
| Average Age (Male)             | 41        | 38        | 39        |
| Average Age (Female)           | 43        | 40        | 39        |
| <b>Households &amp; Income</b> |           |           |           |
| Total Households               | 1,251     | 3,043     | 12,230    |
| # of Persons per HH            | 2         | 2         | 1.8       |
| Average HH Income              | \$101,033 | \$99,983  | \$111,384 |
| Average House Value            | \$413,051 | \$394,675 | \$459,793 |

Demographics data derived from [AlphaMap](#)



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