



# Retail/ office for lease

Boulevard Commons  
5309 Lyndale Ave S,  
Minneapolis, MN

## Boulevard Commons / Minneapolis, MN

# Property highlights

- 2nd generation restaurant space available
- Direct access to 75 off-street parking stalls
- Located in an affluent neighborhood in South Minneapolis
- Historic building located near Minnehaha Creek
- High volume area with fine dining, fast casual, retail, residential, and office spaces

**Location** 5309 Lyndale Ave S,  
Minneapolis, MN 55419

**Description** 24,500 s.f. building

**Available**

- Floor 1 retail: 2,067 s.f.  
(2nd gen restaurant)

**Expenses**  
CAM/RE taxes \$12.07 PSF

**Traffic counts**  
S Lyndale Ave 12,000 vpd  
W 54th St 8,200 vpd

**Lease rates** Contact broker

\* Source: MNDOT 2025 Study Averages



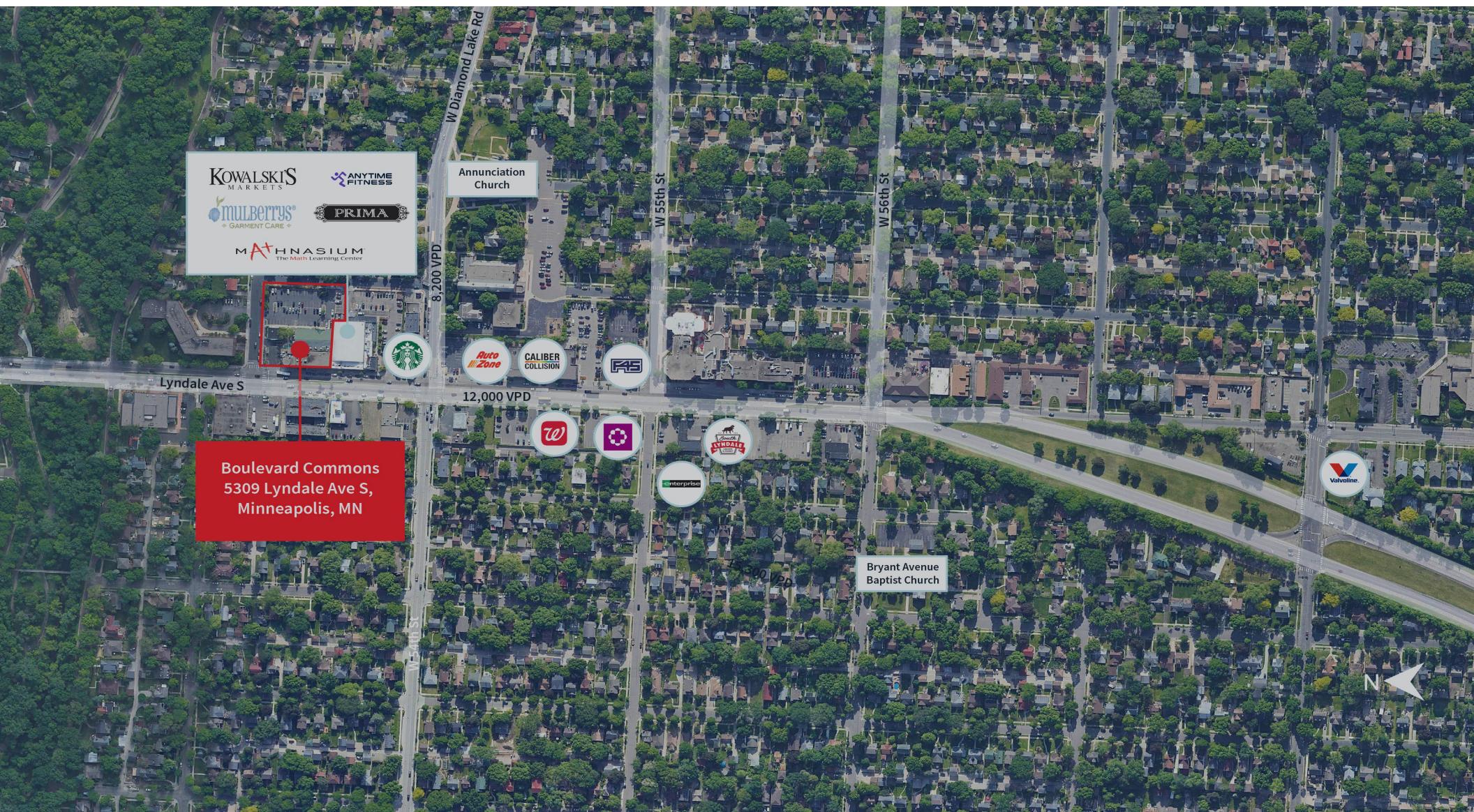
## Area tenants



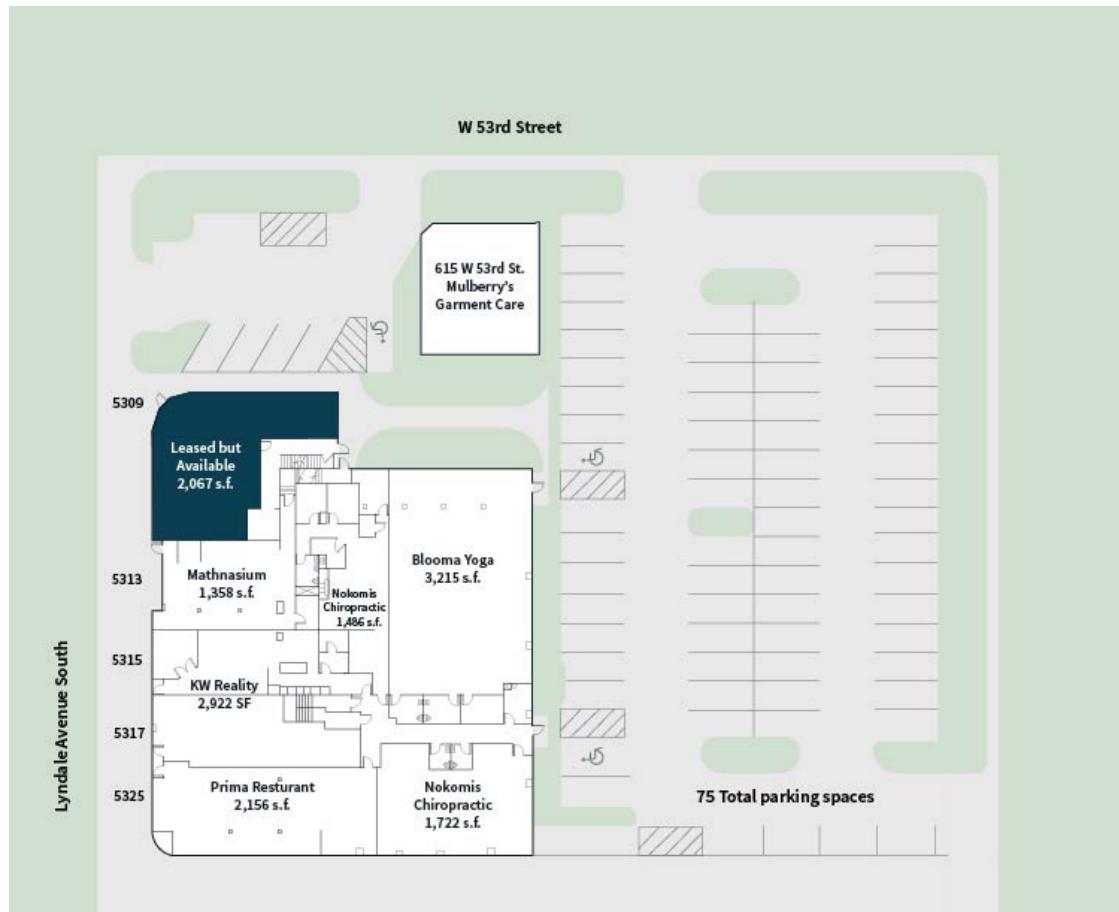
Radius	1 mile	3 miles	5 miles
<b>Population</b>	19,322	165,705	420,095
<b>Median HH income</b>	\$159,634	\$108,586	\$88,604
<b>Average HH income</b>	\$205,349	\$154,428	\$129,779

\* Source: 2025 Esri Forecasts based on The Census 2010 Summary Files

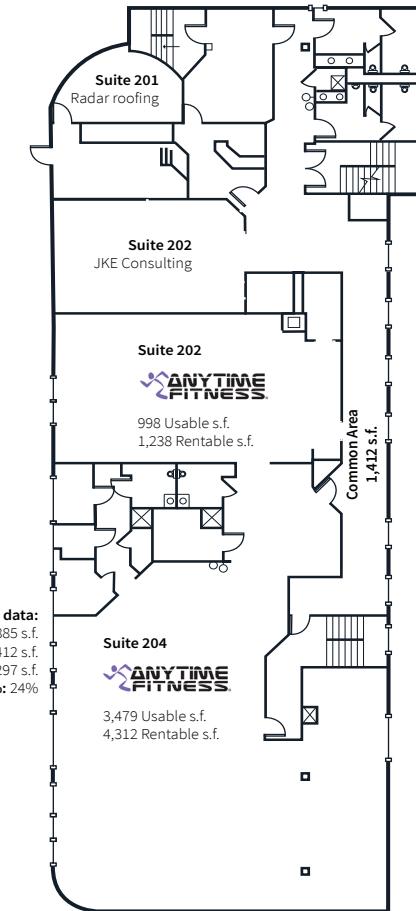
## Site aerial



## 1st floor



## 2nd floor



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