



**Leased but Available  
(2nd Gen Restaurant)**

# 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

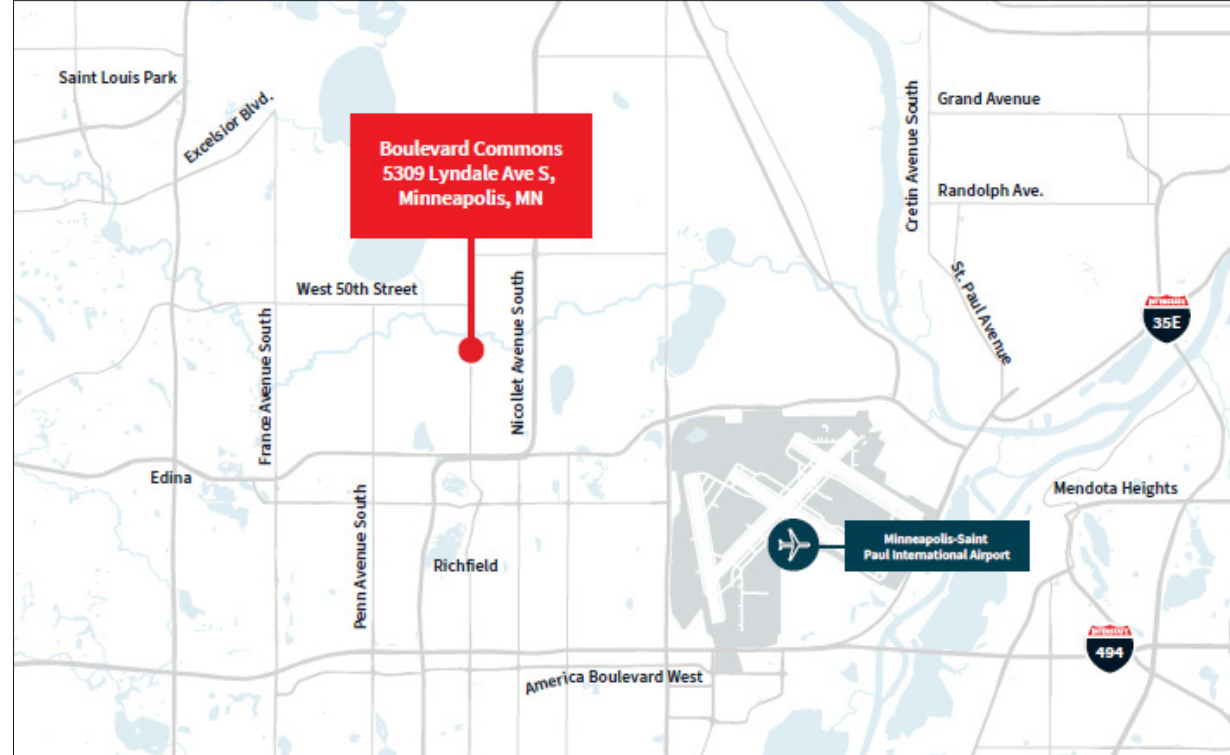
### Traffic counts

**S Lyndale Ave** 12,000 vpd

**W 54th St** 8,200 vpd

**Lease rates** Contact broker

\* Source: MNDOT 2025 Study Averages



## Area tenants

KOWALSKI'S  
MARKETS

Walgreens

F45

Auto  
Zone

Valvoline

ANYTIME  
FITNESS



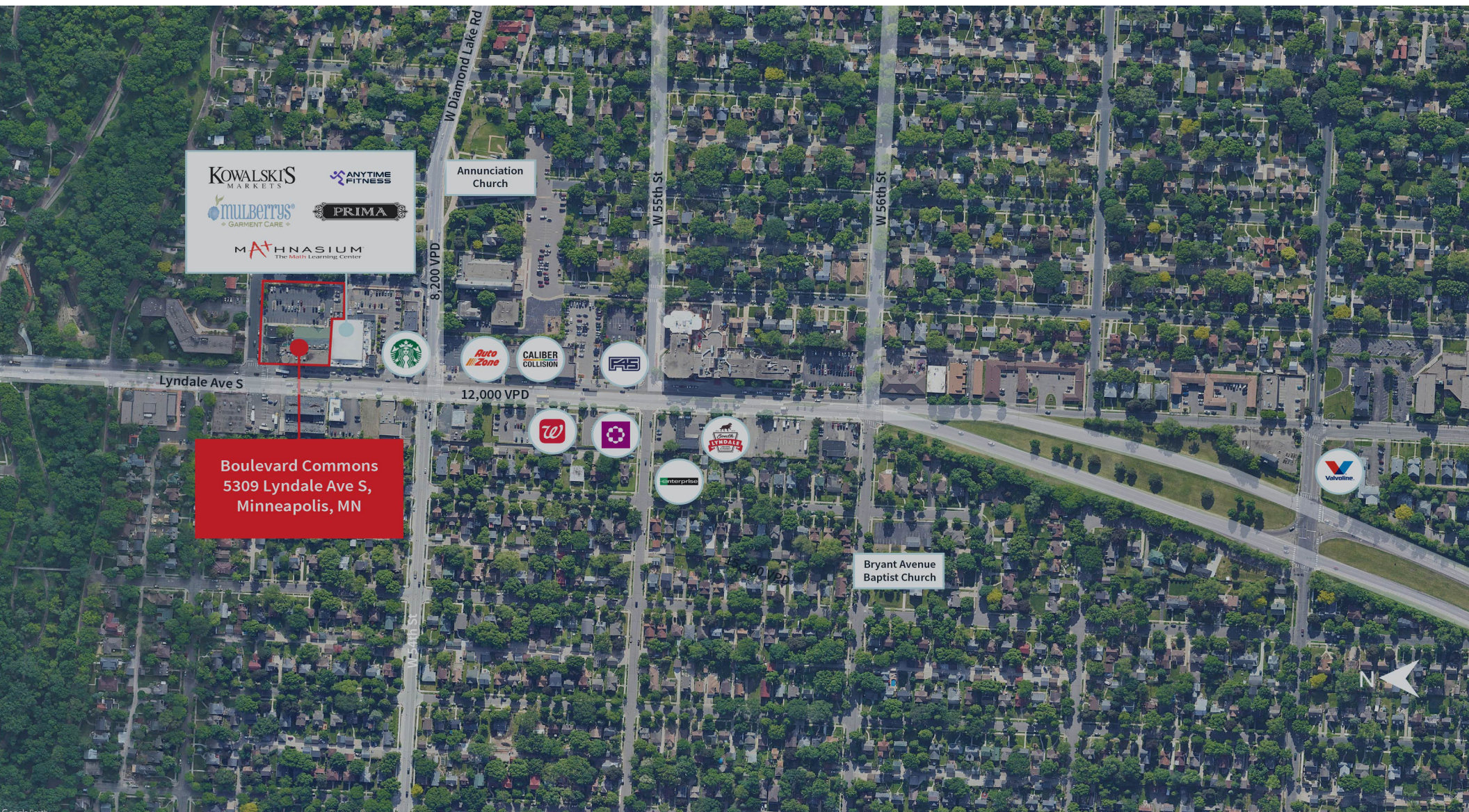
CALIBER  
COLLISION

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

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

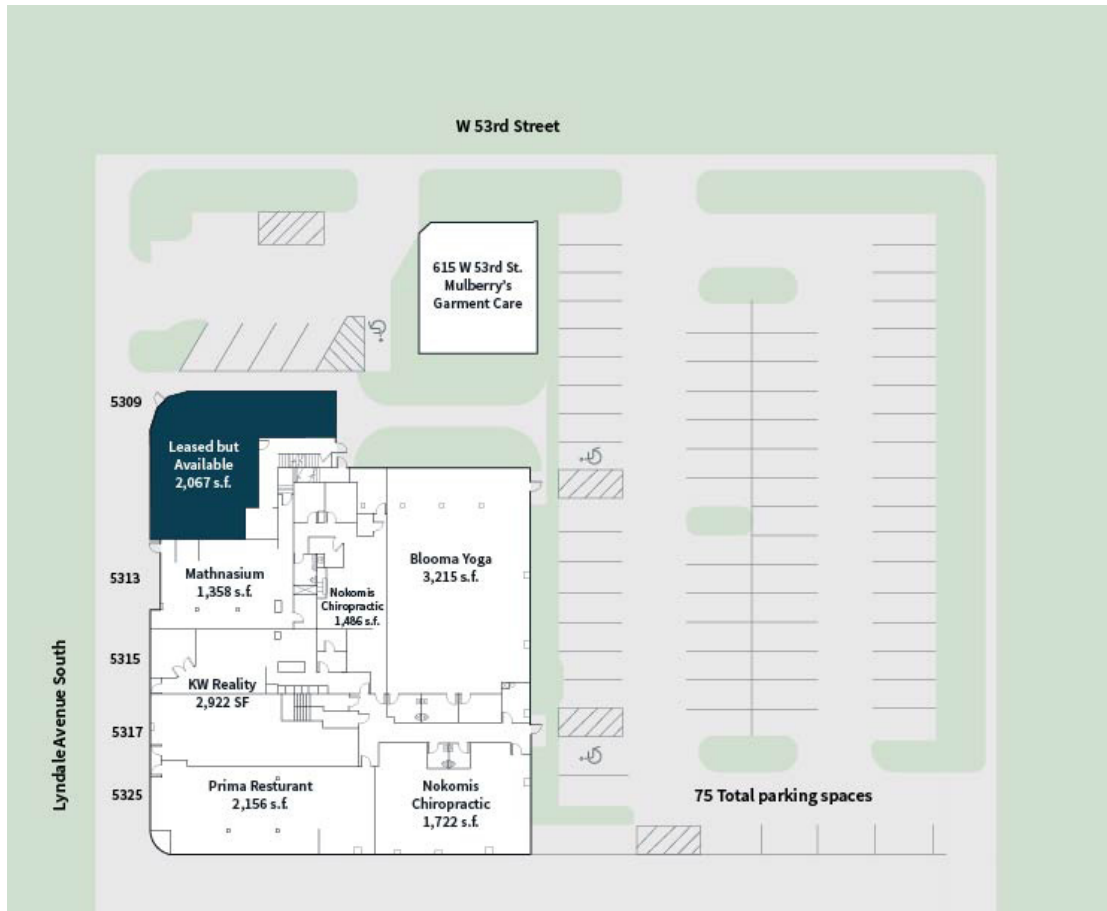


Site aerial

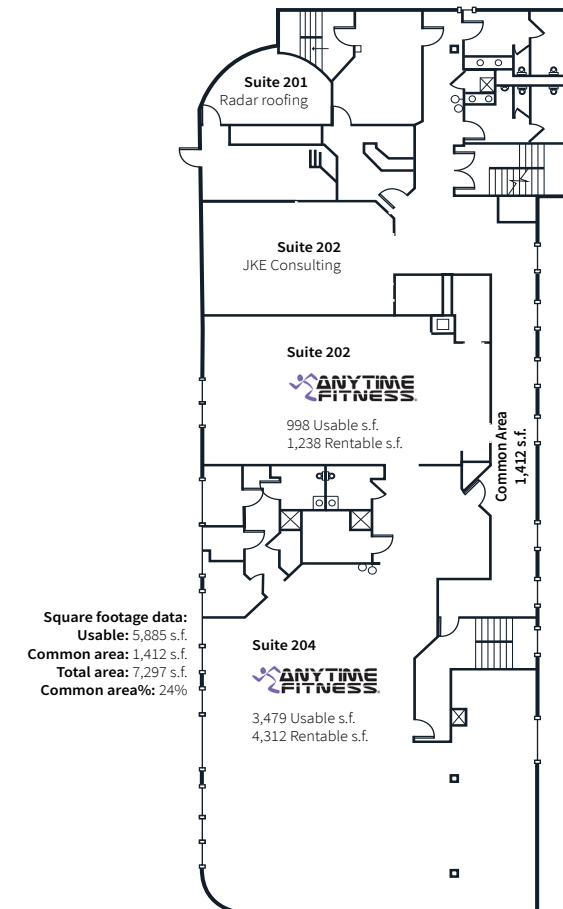




## 1st floor



## 2nd floor



**Jack Whitcomb**  
jack.whitcomb@jll.com  
+1 651 207 3498

**Ted Gonsior**  
ted.gonsior@jll.com  
+1 651 283 2553