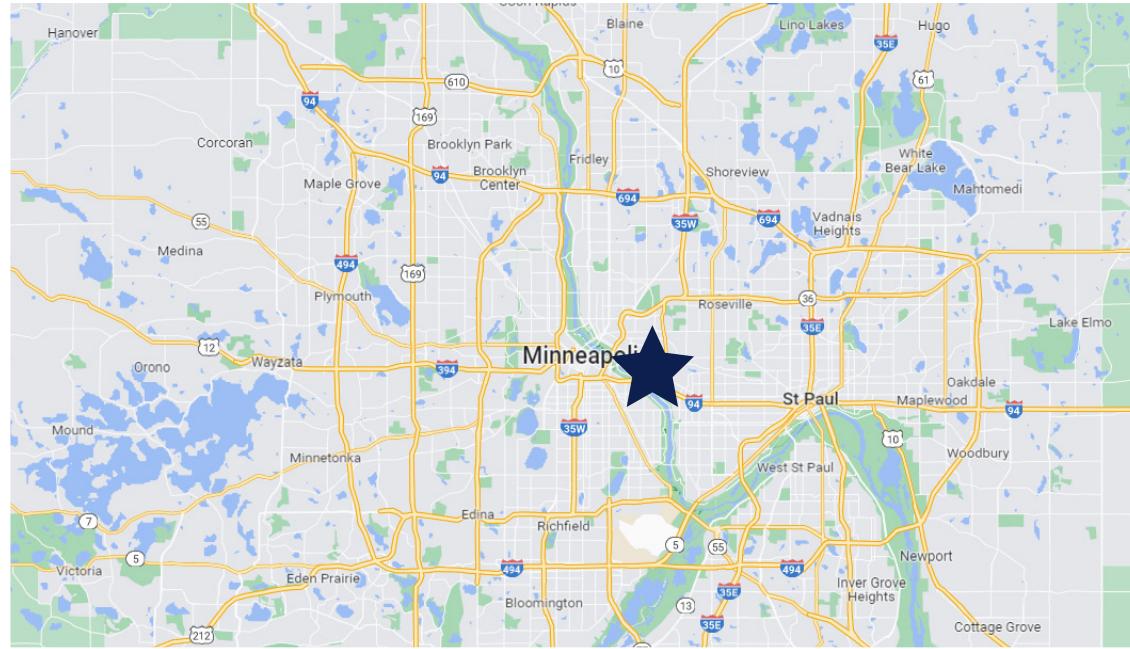


ADDRESS	495 Malcolm Ave SE
CITY, STATE	Minneapolis, MN
AVAILABLE SPACE	1,467 SF - 6,815 SF
2ND FLOOR	Leased
LEASE RATE	Negotiable
TAX & CAM EST.	\$9.00 PSF
YEAR BUILT	2023
COUNTY	Hennepin
PARKING	On-Street and Off-street Parking

HIGHLIGHTS:

- Located between Market at Malcolm Yards, O'Shaughnessy Distilling, and Surly Brewing
- Walking distance from light rail green line
- Less than 1 mile from University of Minnesota campus and Huntington Bank Stadium
- Thousands of new apartment units nearby provide built-in clientele
- Unfinished space provides more flexibility
- University of Minnesota Bus route and Bike Path run next to the property

<https://www.10best.com/awards/travel/best-food-hall-2023/>



2022 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	21,223	197,673	530,886
MEDIAN AGE	24.0	30.6	33.9
MEDIAN HH INCOME	\$55,304	\$62,367	\$72,810
AVERAGE HH INCOME	\$83,570	\$94,382	\$101,780

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

SAMUEL GERLACH
612.465.8529
SAM@UPLAND.COM

**PLEASE EMAIL FOR FULL
MARKETING PACKAGE**

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600