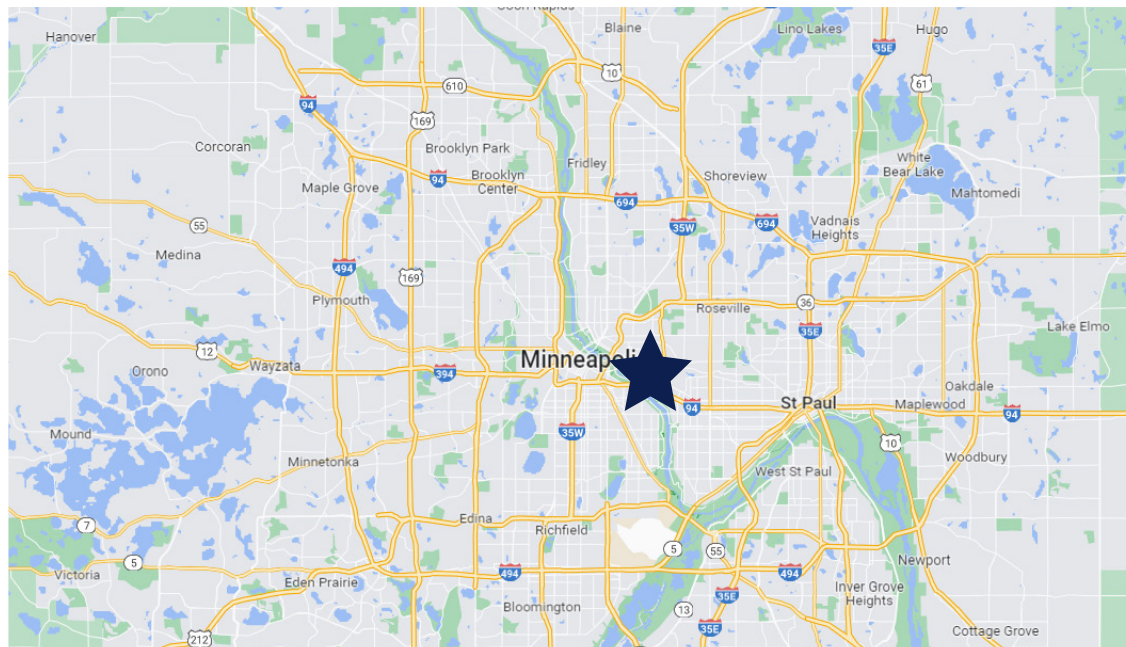


| | |
|---------------------------|----------------------------------|
| ADDRESS | 495 Malcolm Ave SE |
| CITY, STATE | Minneapolis, MN |
| AVAILABLE SPACE | 1,467 SF - 6,815 SF |
| 2ND FLOOR | Leased |
| LEASE RATE | Negotiable |
| TAX & CAM EST. | \$9.00 PSF |
| YEAR BUILT | 2023 |
| COUNTY | Hennepin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

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