

# PLEASE NOTE:

The following two properties will only be sold as a package.



# FOR SALE

10,600 SF Retail Storefront/  
Office Space



**\$1,550,000**

## Kingsriter Center

800 10th Street South  
Minneapolis, MN 55404



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## PROPERTY OVERVIEW

Nestled in a bustling downtown district, the Kingsriter Center offers an unmatched opportunity for businesses seeking a prime location. With versatile spaces suited for retail storefronts and office setups, this center combines historic, contemporary design with practicality.

With ample parking and high foot traffic, businesses here enjoy maximum exposure and accessibility. The Kingsriter Center is conveniently situated close to bus routes, a prominent university, and within walking distance of downtown's bustling hub. Whether you're a boutique seeking to captivate passersby or an office in need of a professional setting, the Kingsriter Center caters to diverse business needs.

<b>Address:</b>	<b>800 10<sup>th</sup> Street South</b>
<b>Square Feet:</b>	<b>10,600</b>
<b>Sale Price:</b>	<b>\$1,550,000</b>
<b>Zoning:</b>	<b>DT1</b> Downtown Center District <a href="#">Uses Allowed Table</a>
<b>Acres:</b>	<b>0.14</b>
<b>Year Built:</b>	<b>1910</b>
<b>County:</b>	<b>Hennepin</b>

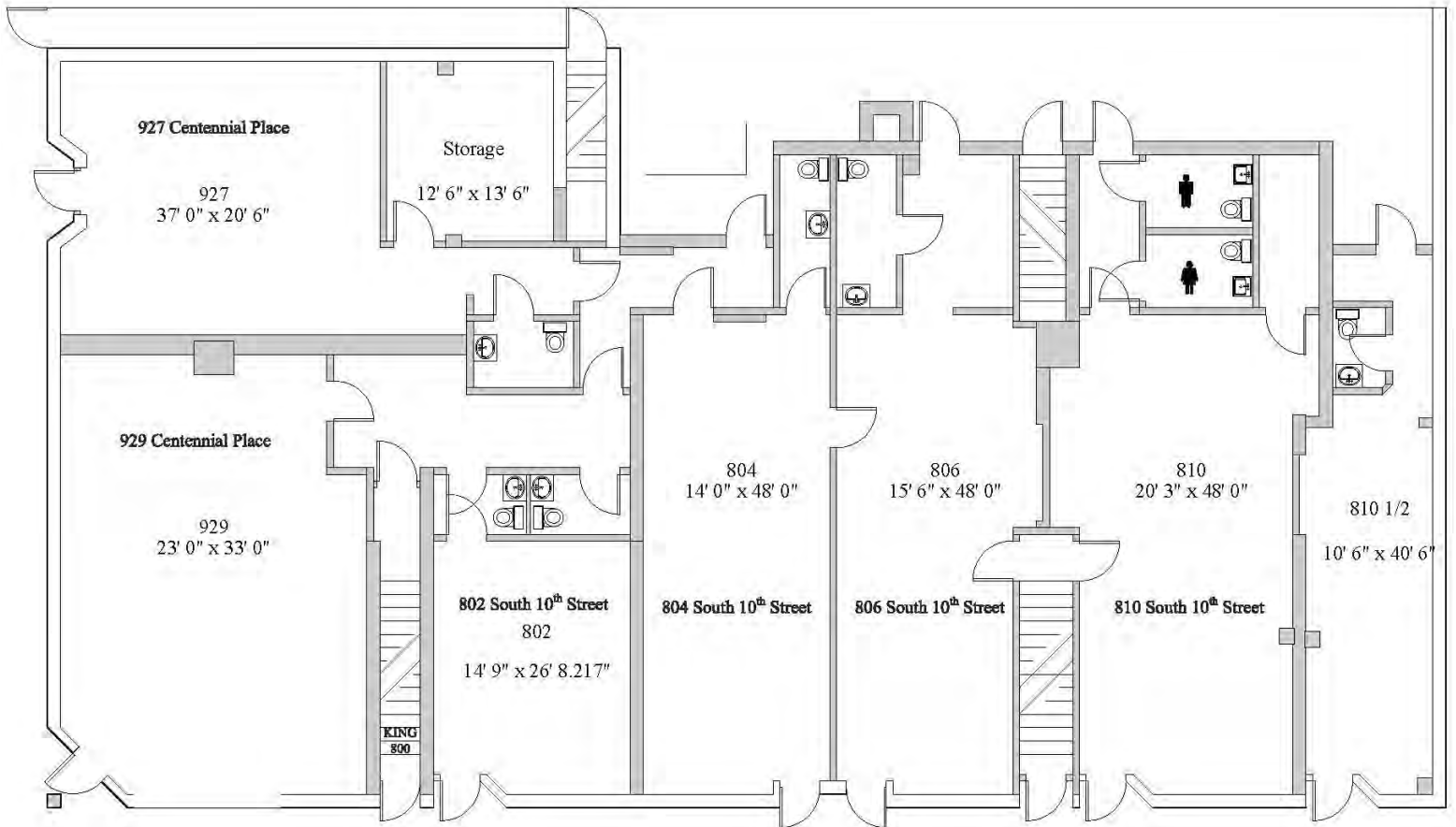
## PROPERTY FEATURES

- Main floor retail space, classroom, or office
- Second floor office space
- Storage in basement
- Located on Bus Routes
- Walking distance to Minneapolis CBD
- Located on a university campus



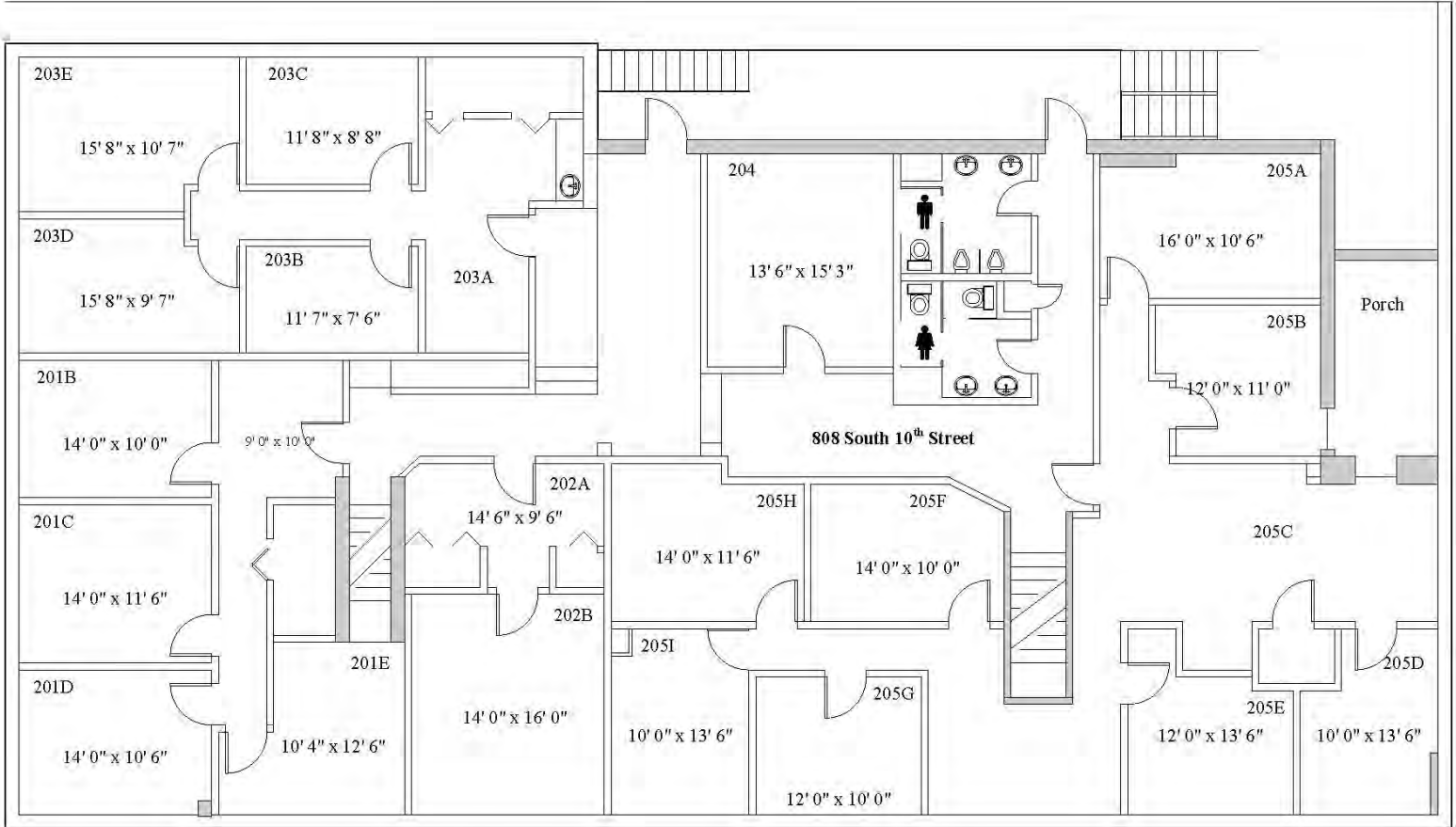
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800 South 10<sup>th</sup> Street – 1<sup>st</sup> Floor

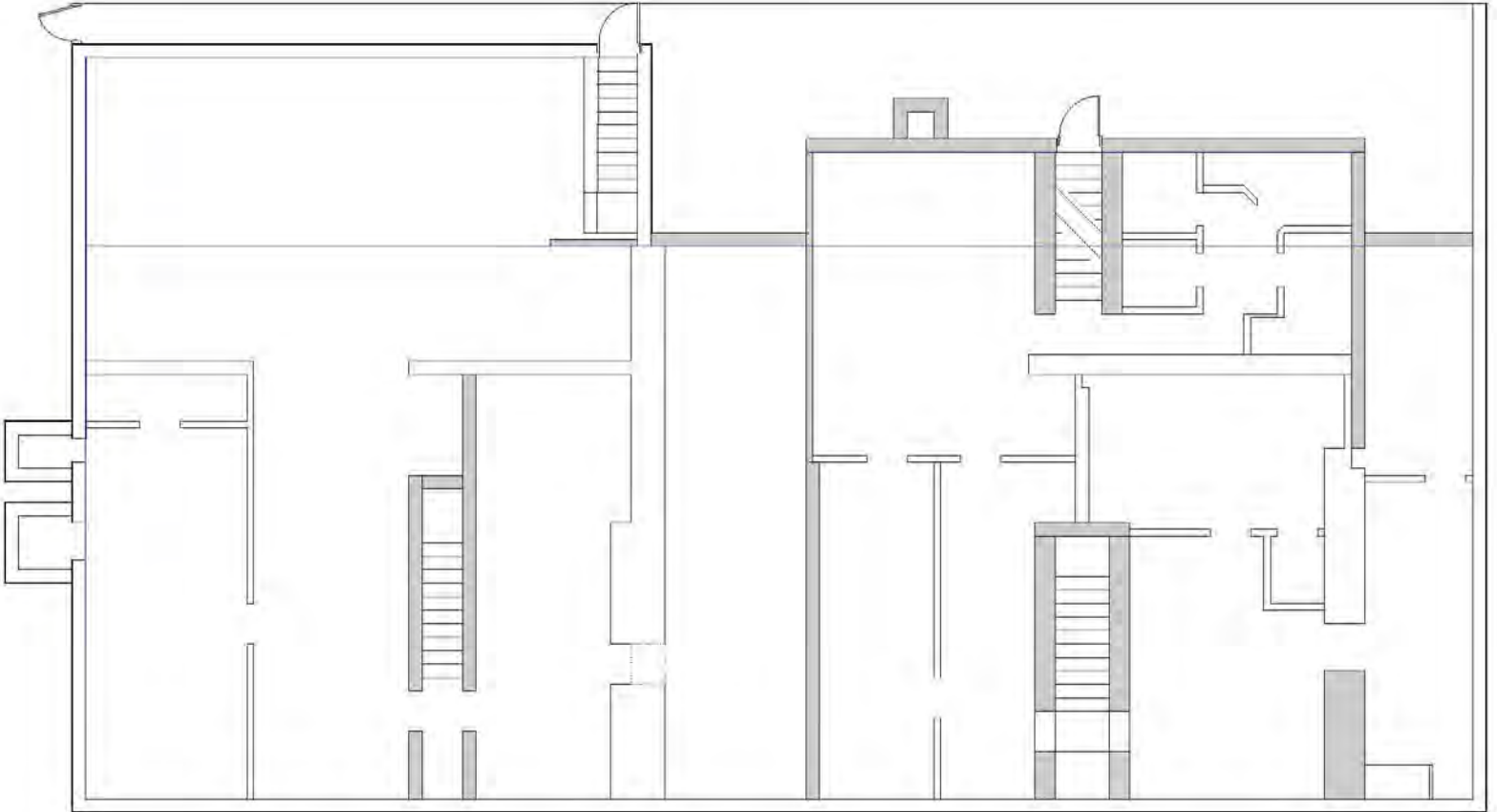




## 800 South 10<sup>th</sup> Street - 2<sup>nd</sup> Floor



Square Footage   
Scale: 1" = 12'  
Basement (Total Square Feet 4503')



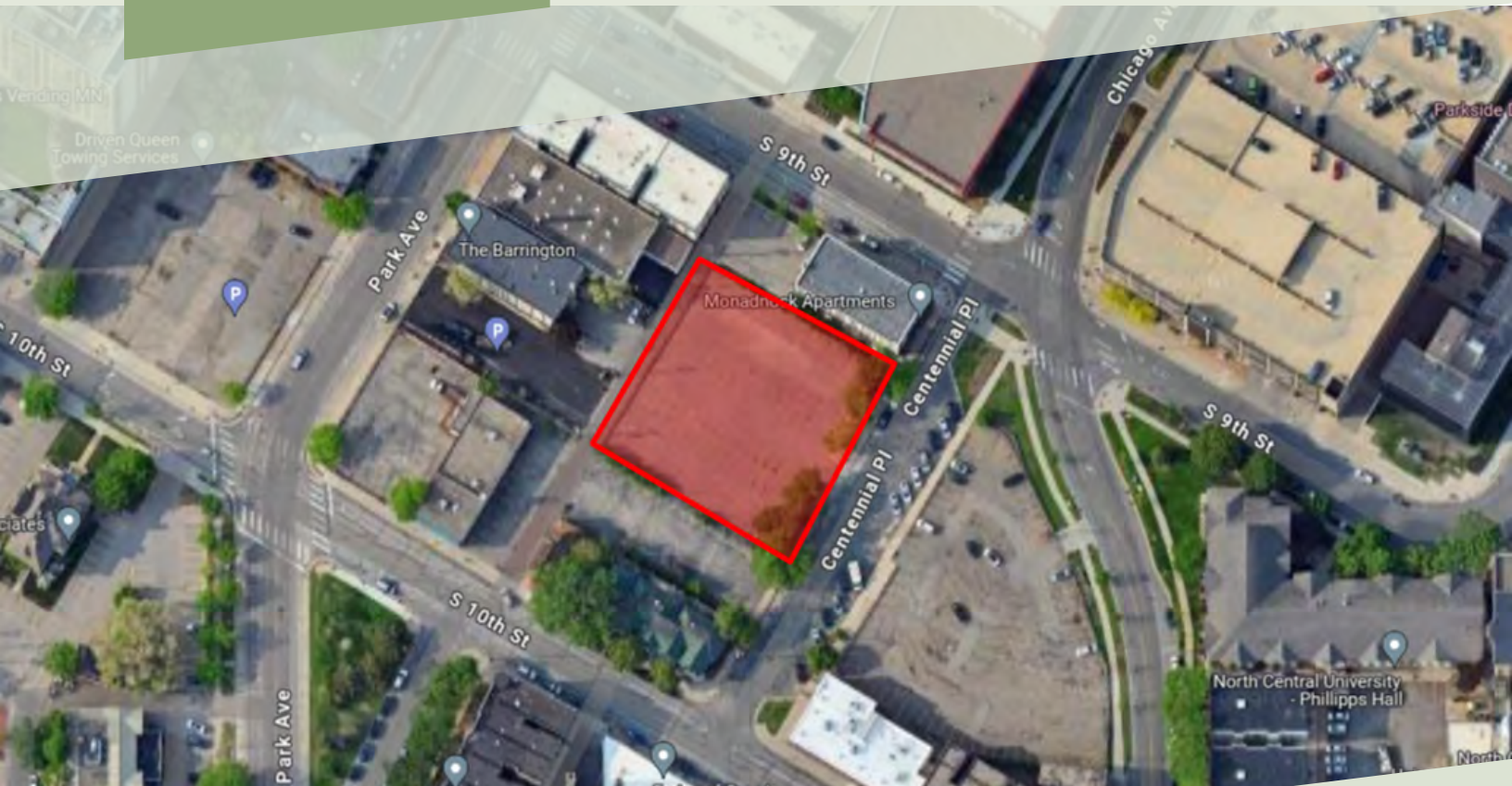
## 800 South 10<sup>th</sup> Street - Basement





# FOR SALE

0.6 Acres Parking Lot  
Downtown Minneapolis



**\$2,200,000**

**Centennial  
Lot**

**908-918 Centennial Place  
Minneapolis, MN 55404**



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## PROPERTY OVERVIEW

Located in a strategic position within Minneapolis, the Centennial Lot presents an exceptional opportunity for investors seeking a lucrative parking lot asset. This well-situated property offers convenient access to downtown amenities, major transportation routes, and thriving commercial districts. With its prime location and high demand for parking in the area, this lot holds immense potential for generating steady income and capital appreciation.

This parking lot's central location ensures consistent traffic flow and provides easy access for commuters, residents, and visitors alike. Its proximity to downtown Minneapolis, coupled with its accessibility to major transportation networks, makes it an attractive investment opportunity.

<b>Address:</b>	<b>908 Centennial Place 918 Centennial Place</b>
<b>Lot Size:</b>	<b>0.6 acres</b>
<b>Sale Price:</b>	<b>\$2,200,000</b>
<b>Zoning:</b>	<b>DT1 Downtown Center District</b>
<b>County:</b>	<b>Hennepin</b>

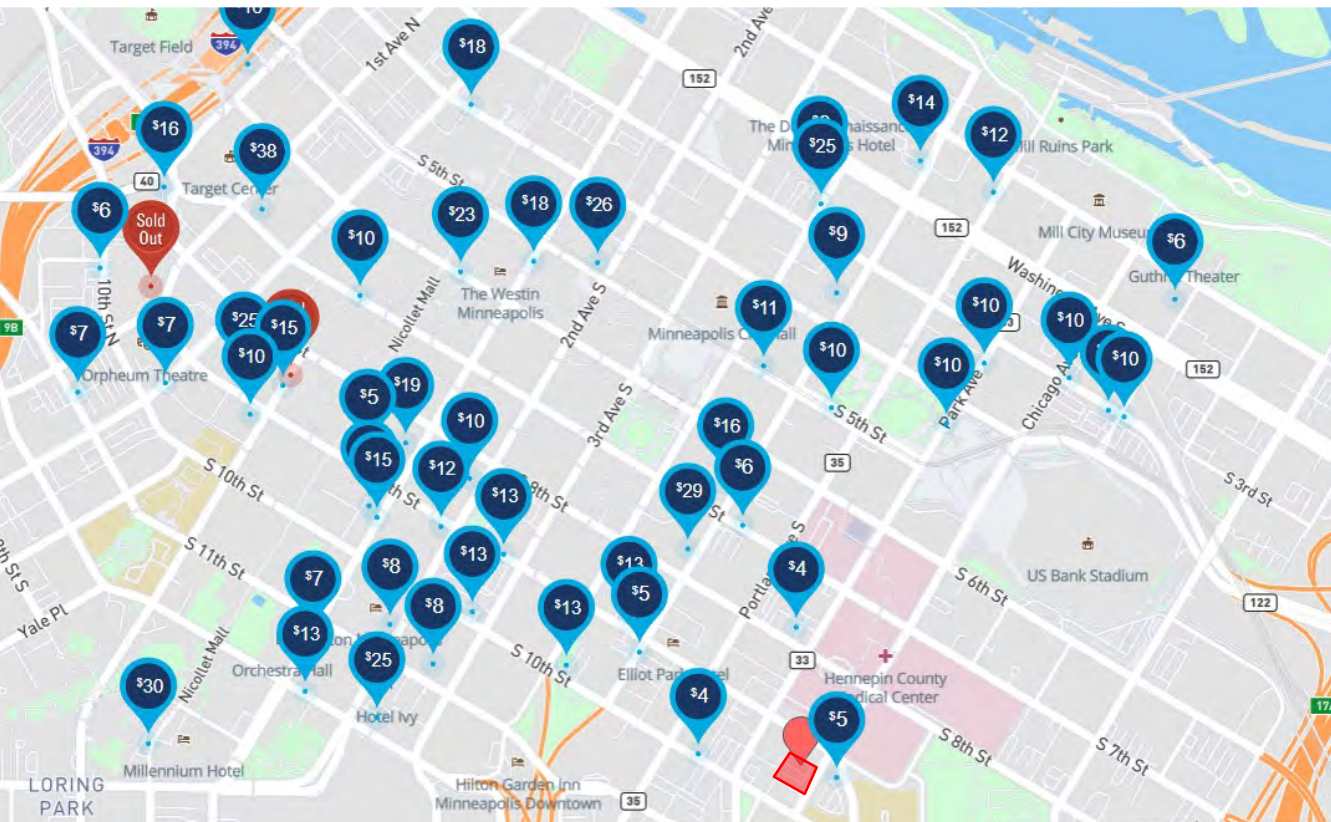
## PROPERTY FEATURES

- Walking distance to US Bank Stadium and all Downtown amenities
- Two blocks from university campus
- Adjacent to Hennepin County Medical Center
- Four blocks from US Bank Stadium



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# Walking distance to US Bank Stadium



## Area Parking Rates

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 908 Centennial Place, Minneapolis, MN 55404

## CITY, STATE

**Minneapolis, MN**

## POPULATION

**250,856**

## AVG. HHSIZE

**2.31**

## MEDIAN HH INCOME

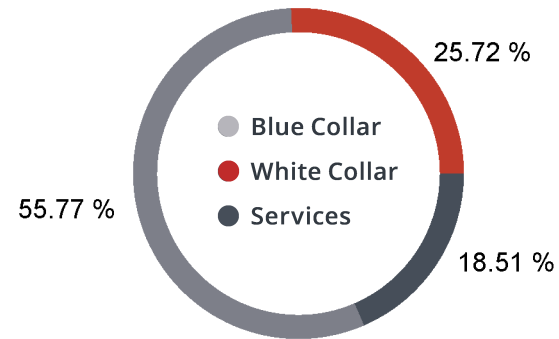
**\$48,978**

## HOME OWNERSHIP

Renters: **68,892**

Owners: **38,325**

## EMPLOYMENT



**52.22 %**

Employed

**2.40 %**

Unemployed

## EDUCATION

High School Grad: **18.86 %**

Some College: **21.24 %**

Associates: **4.97 %**

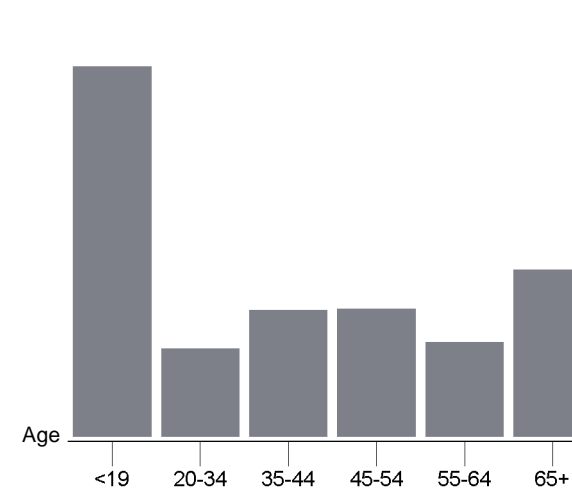
Bachelors: **43.28 %**

## GENDER & AGE

**50.65 %**



**49.35 %**



## RACE & ETHNICITY

White: **43.88 %**

Asian: **3.23 %**

Native American: **3.72 %**

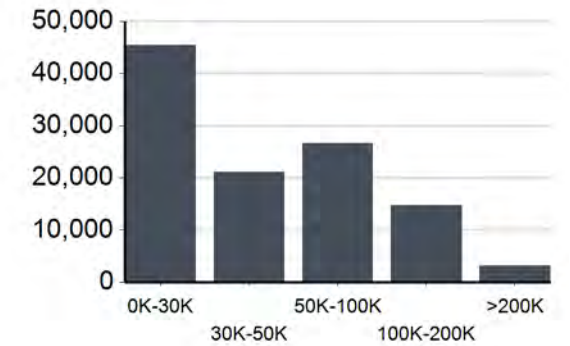
Pacific Islanders: **0.01 %**

African-American: **24.70 %**

Hispanic: **13.71 %**

Two or More Races: **10.75 %**

## INCOME BY HOUSEHOLD



## HH SPENDING

