



CBD DEVELOPMENT SITE

Minneapolis, MN

For Sale

UPLAND

REAL ESTATE GROUP, INC.

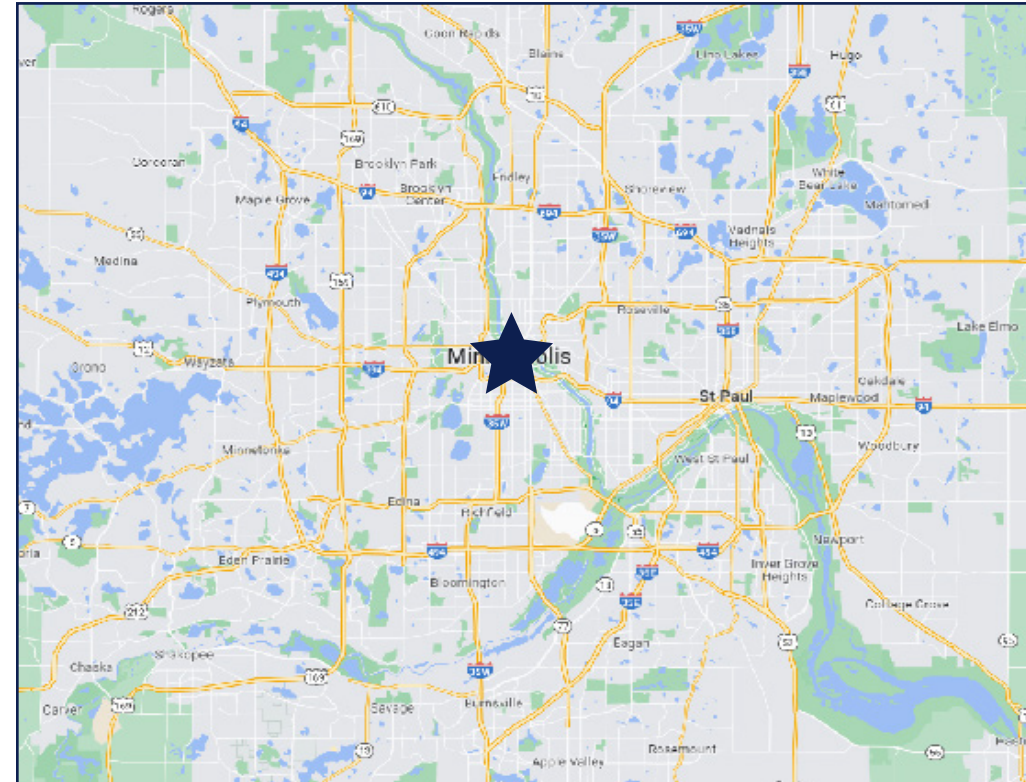
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

Look Upland. Where
Properties & People Unite!

ED ENGLER
612.558.4149
ED@UPLAND.COM

JOSH HUEMPFNER
612.465.8522
JOSH@UPLAND.COM

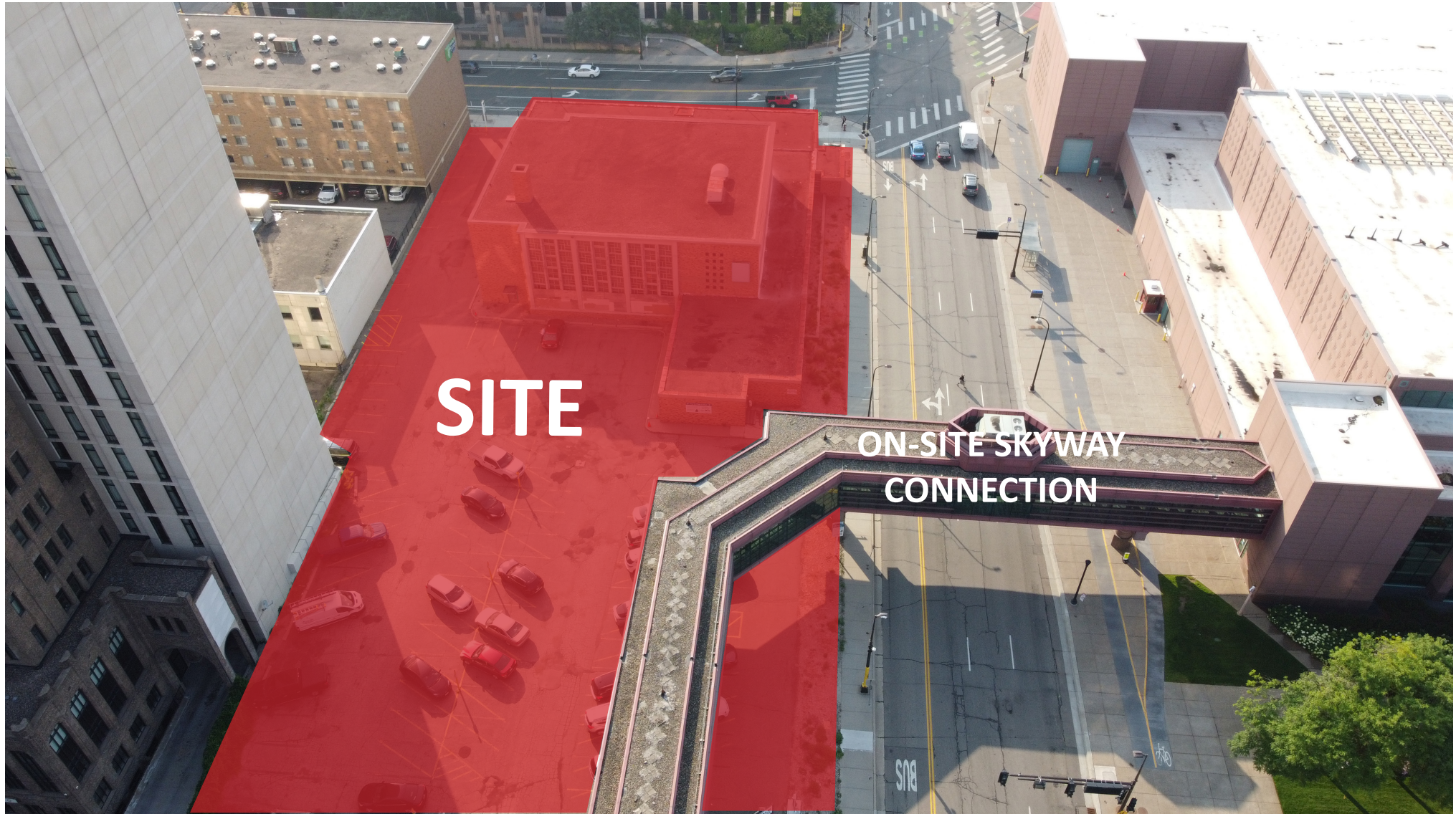
ADDRESS	228 12th St S
CITY, STATE	Minneapolis, MN 55403
LOT SIZE	1.21 Acres (52,533 SF)
SALE PRICE	\$5,150,000
CURRENT PROPERTY TYPE	Vacant Religious Facility
# OF FLOORS	2 Floors
TAXES	\$94,598.96 (2023)
PARKING SPACES	80 Surface Spaces
ZONING DISTRICT	B4S-2 District
ZONING OVERLAY DISTRICT	Core 50 Build Form Overlay
ZONING NOTES	<ul style="list-style-type: none"> The overlay district allows this site to be approved for 50 stories. Premiums and detailed plans about use/project can increase height even higher Ability to connect to skyway

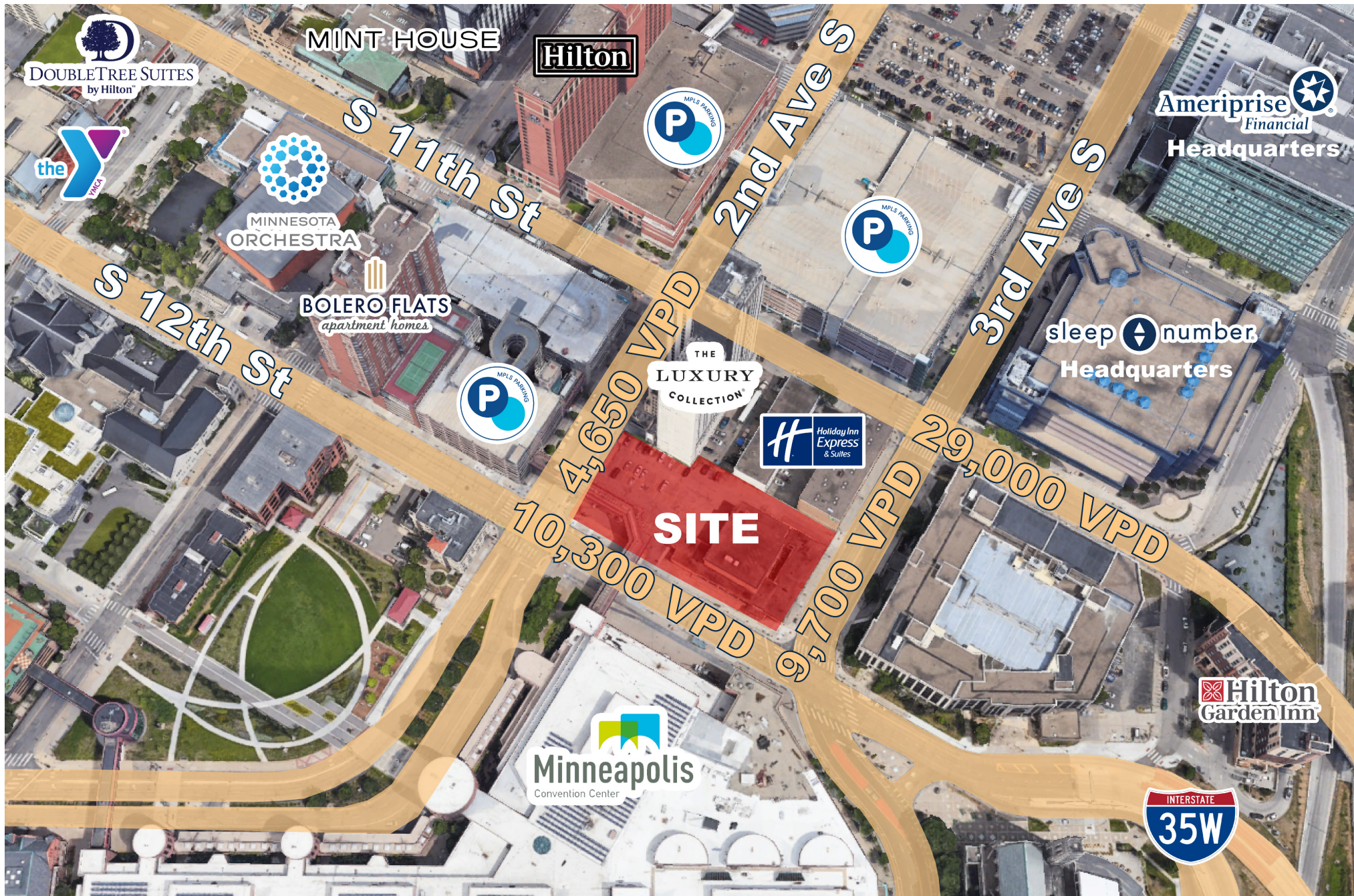


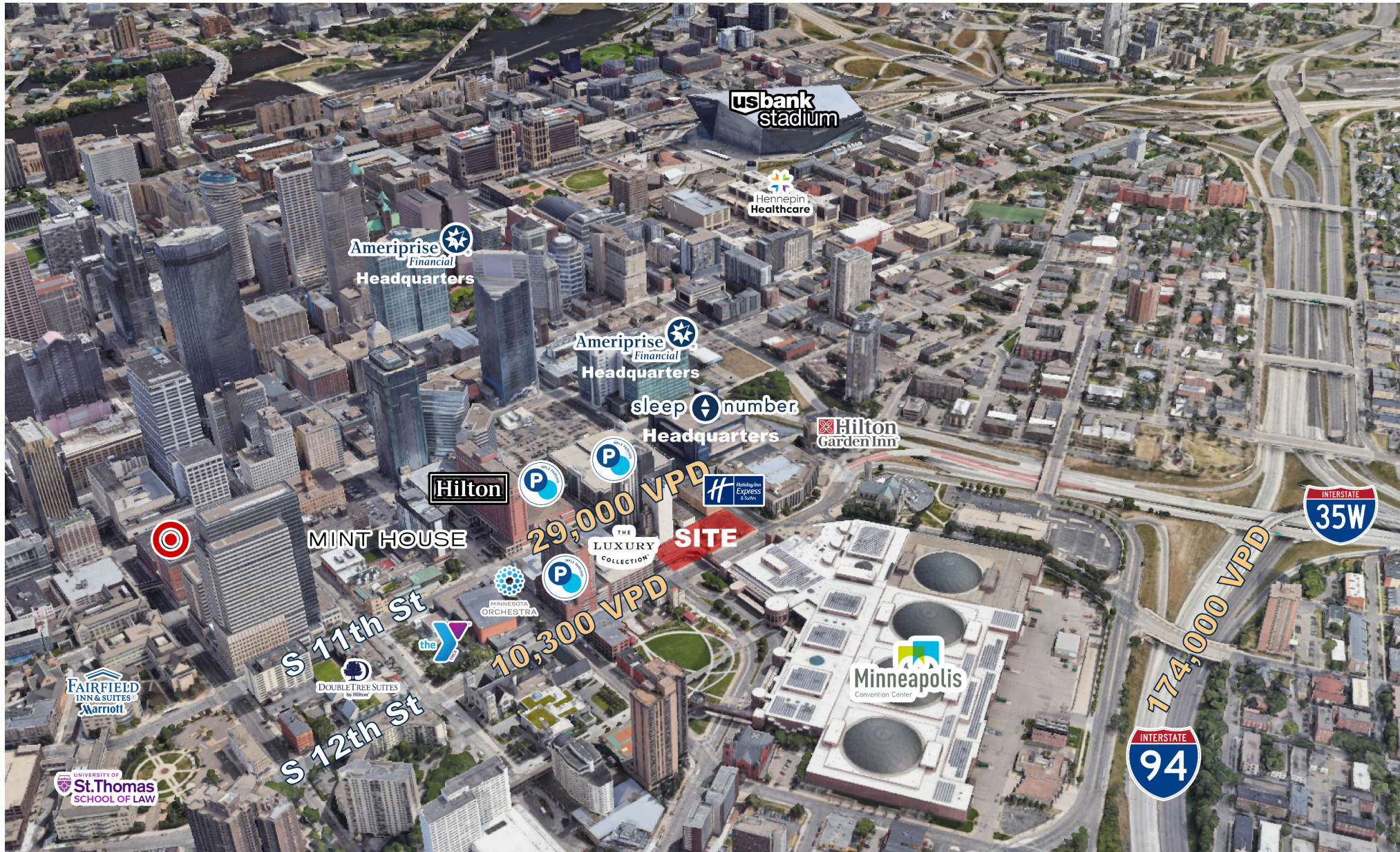
HIGHLIGHTS

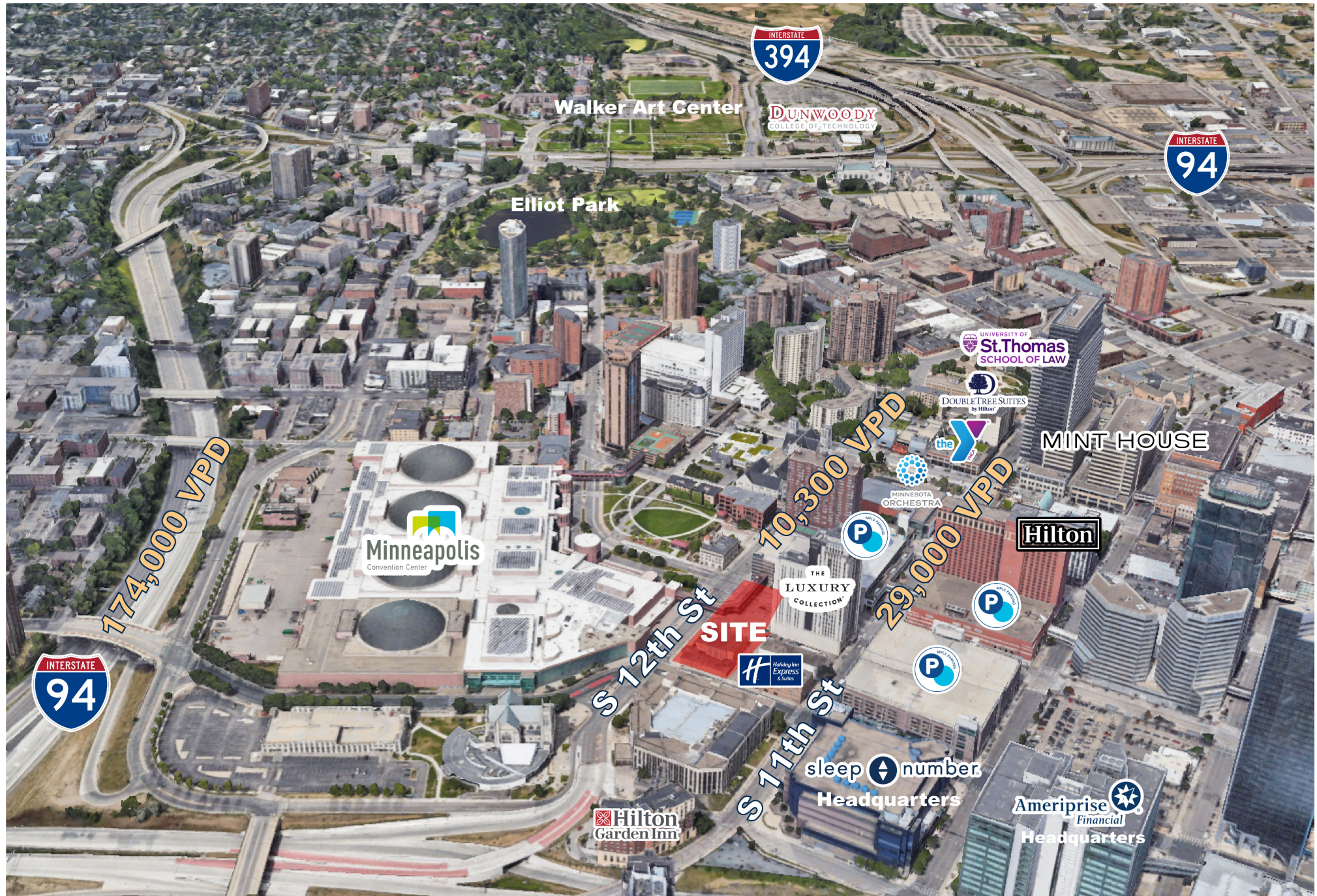
- Located across 12th Street from the Minneapolis Convention Center
- Skyway access available
- Walking distance from Loring Park and Walker Art Center
- Easy access to I-35W and I-94
- Ability to go vertical up to 50 stories high
- Zoning premiums provide opportunity to build even higher
- Church Building delivered vacant
- Parking lot income helps offset holding costs
- Near multiple hotels & luxury apartments

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	48,913	267,492	501,230
MEDIAN AGE	34.5	31.6	34.3
MEDIAN HH INCOME	\$55,240	\$60,746	\$73,219
AVERAGE HH INCOME	\$93,439	\$96,705	\$112,099



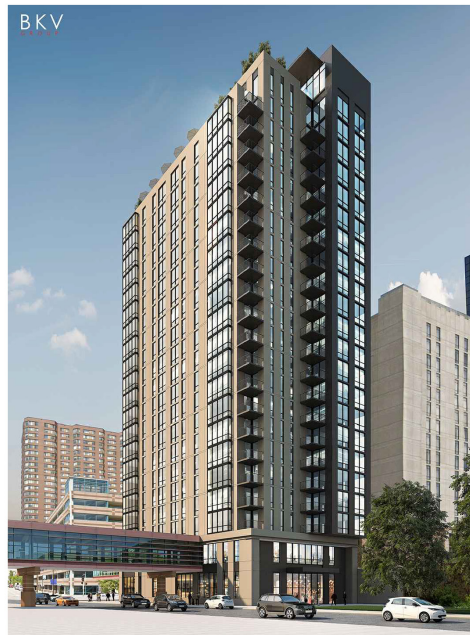
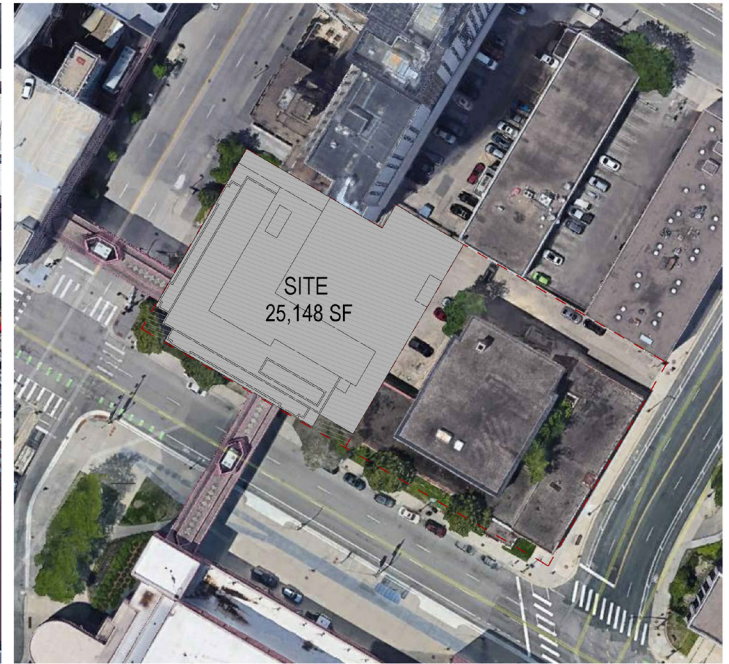












UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

ED ENGLER
612.558.4149
ED@UPLAND.COM

JOSH HUEMPFNER
612.465.8522
JOSH@UPLAND.COM

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.

