



# MALCOLM STATION

495 Malcolm Ave SE  
Minneapolis, MN 55414

For Lease

**2nd Floor Leased!**

**Great Opportunity For:**

- Medical
- Dental
- Vet Clinic
- Pet Supplies
- Vision Clinic
- General Retail/Office



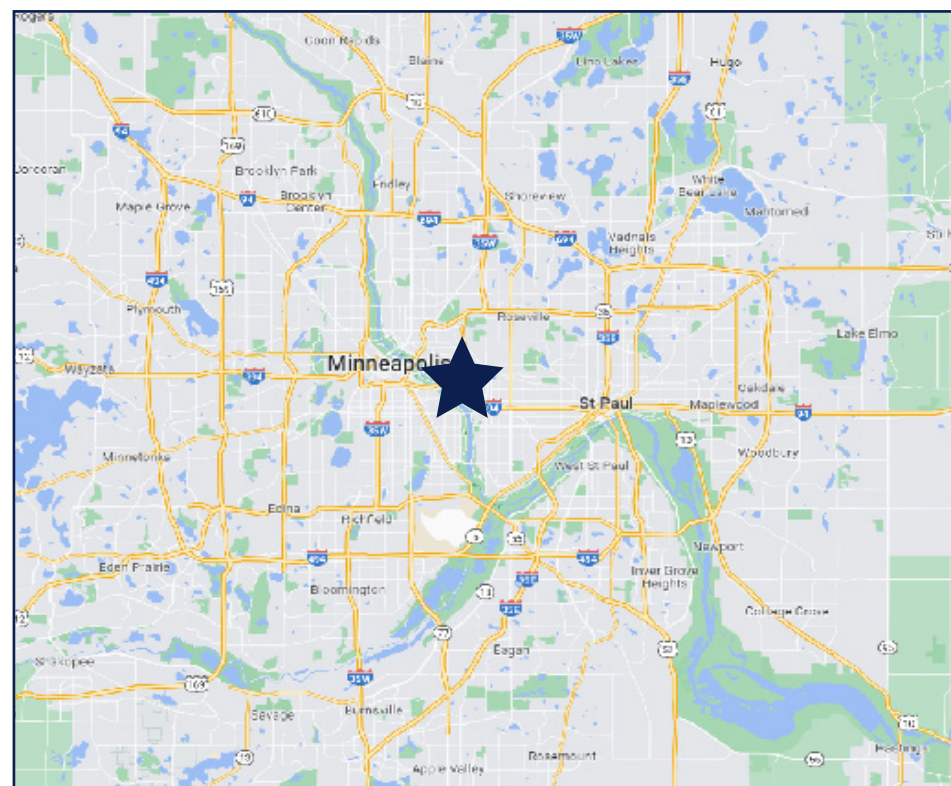
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Suite 1418  
Minneapolis, MN  
612.332.6600  
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Properties & People Unite!*

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



**HIGHLIGHTS:**

- Located between Market at Malcolm Yards Food Hall, 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 (210 units at Malcolm Station at Malcolm Yards)
- 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
<b>POPULATION</b>	21,223	197,673	530,886
<b>MEDIAN AGE</b>	24.0	30.6	33.9
<b>MEDIAN HH INCOME</b>	\$55,304	\$62,367	\$72,810
<b>AVERAGE HH INCOME</b>	\$83,570	\$94,382	\$101,780



- 24/7 free parking on 5th street by Surly.
- Abundant on-street metered parking on Malcolm Avenue after 4pm.
- Some non-exclusive commercial parking signage could be arranged during the day on some of the Malcolm Yards overflow lots.
- 2/1,000 garage stalls available for commercial tenants' staff at a monthly market rate of \$150/month.
- Potential for future commercial parking stalls in new apartment building development.
- Trash pickup/loading zone immediately behind the commercial space. Can be used short term by commercial and residential tenants.



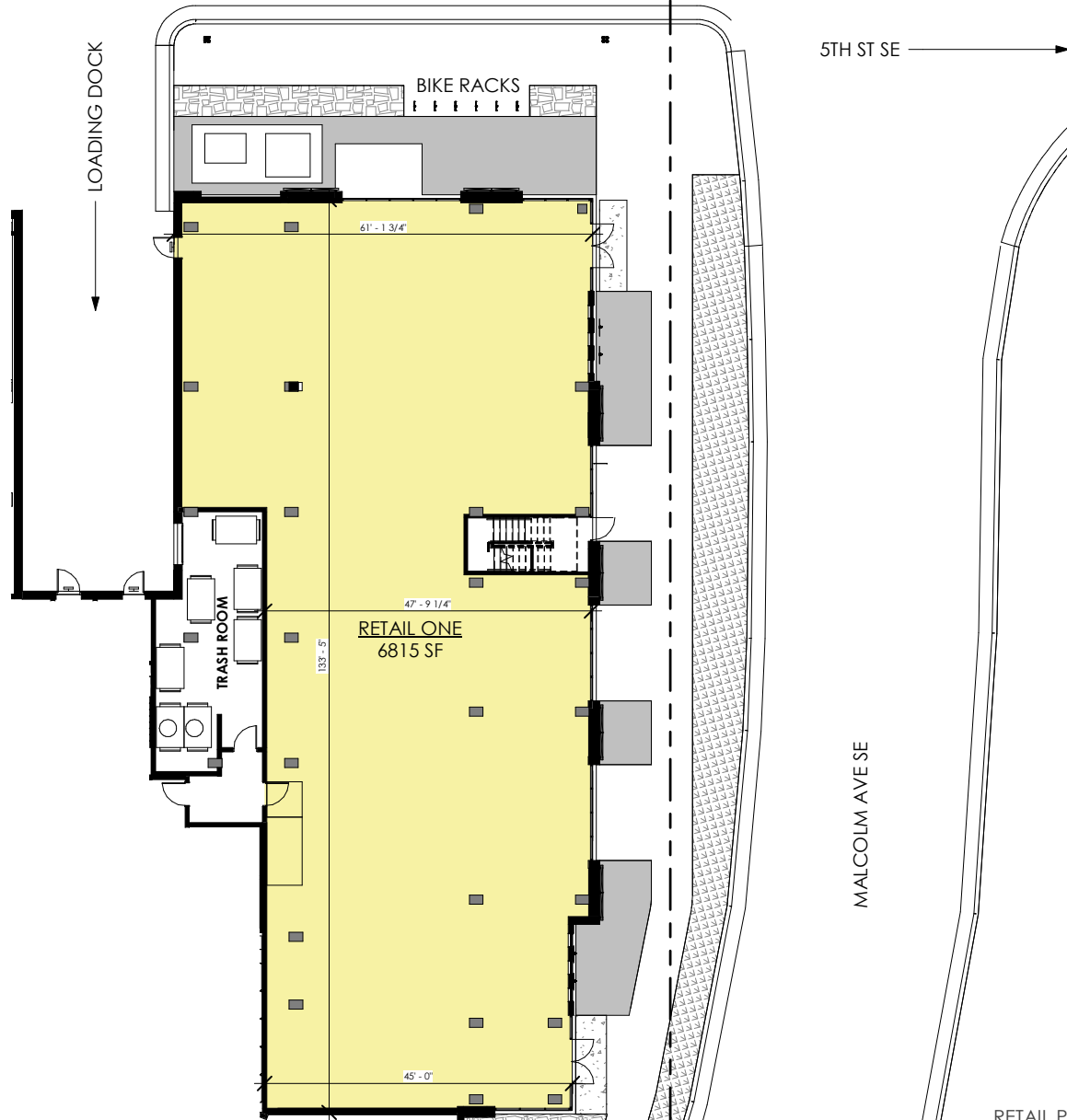












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495 Malcolm Ave. SE, Minneapolis, MN 55414

RETAIL PLAN | P18  
01/01/2023

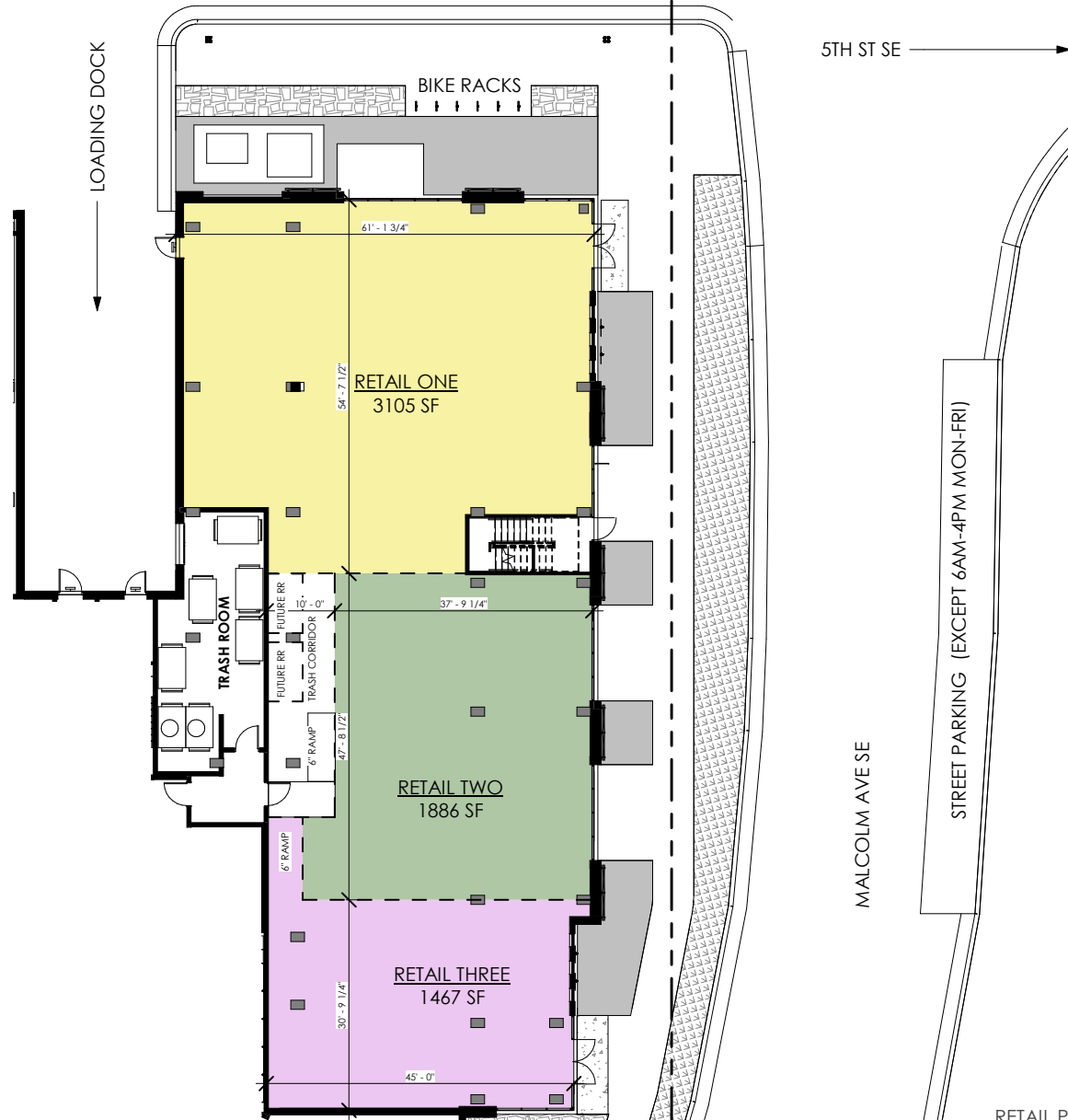
**TUSHIE MONTGOMERY**  
ARCHITECTS



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# UPLAND

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