

**UPLAND**  
REAL ESTATE GROUP, INC.

SPEEDWAY  
1820 37th Ave NE  
Minneapolis, MN  
Available



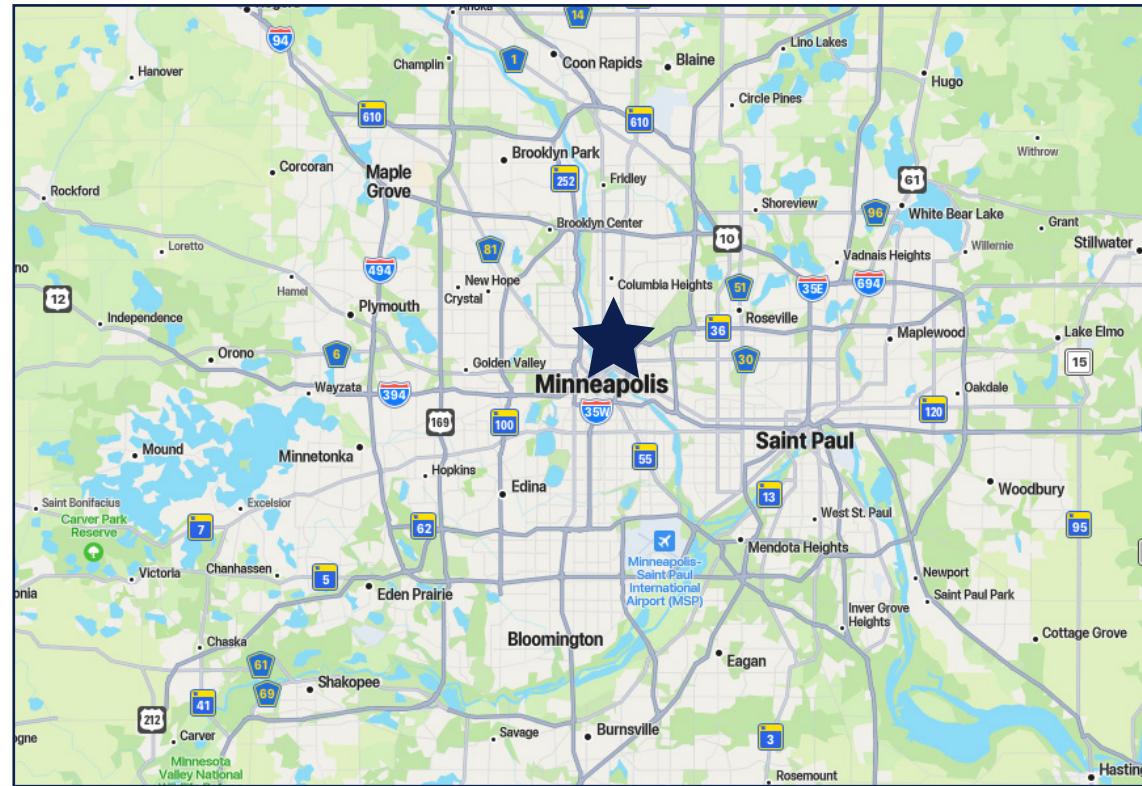
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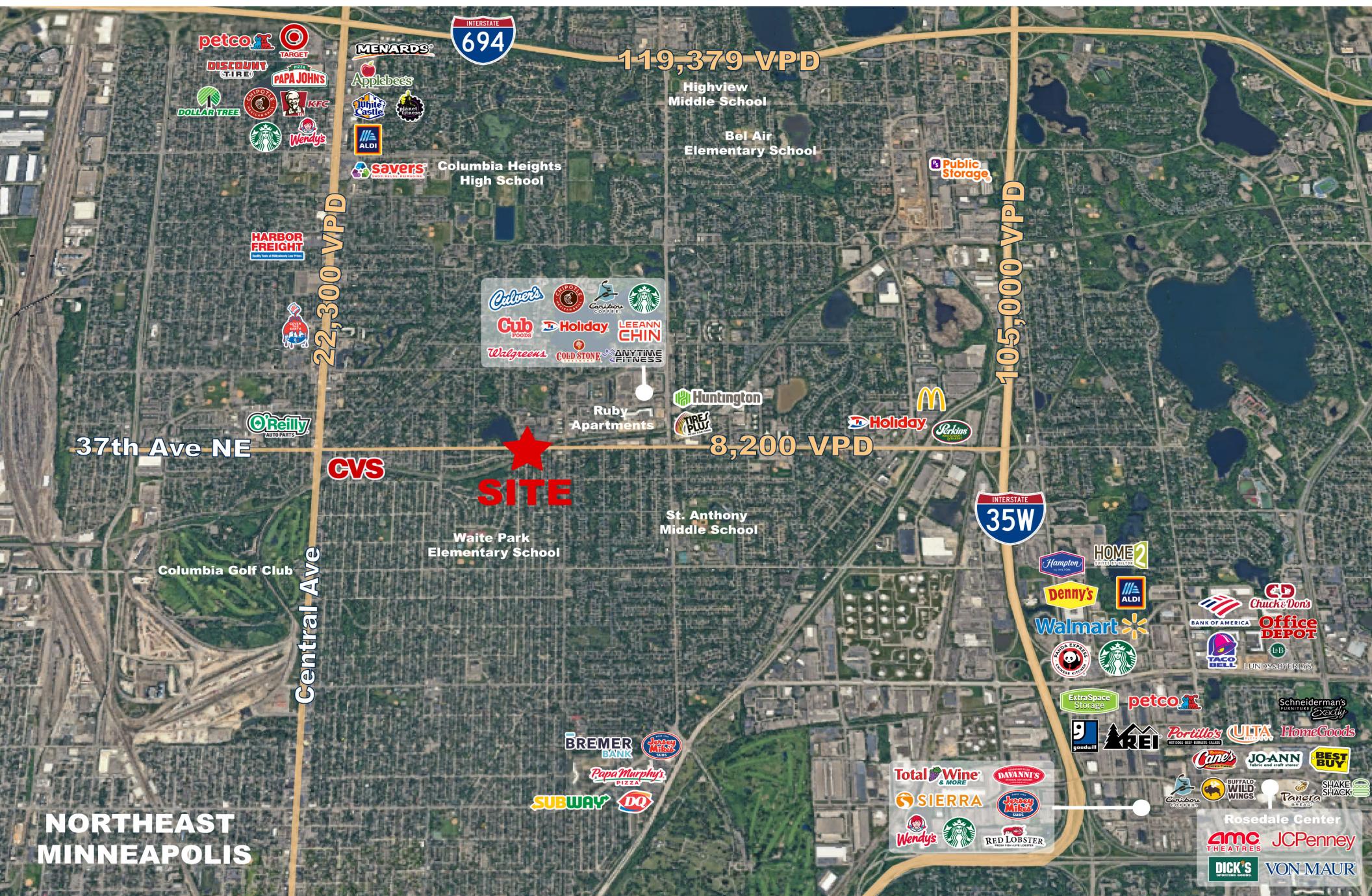
<b>ADDRESS</b>	1820 37th Ave NE
<b>CITY, STATE</b>	Minneapolis, MN
<b>SPACE AVAILABLE</b>	4,828 SF
<b>LOT SIZE</b>	0.60 Acres
<b>SALE PRICE</b>	Negotiable
<b>LEASE RATE</b>	\$16.00/PSF
<b>TAXES (2025)</b>	\$32,320.16
<b>YEAR BUILT</b>	1979
<b>COUNTY</b>	Hennepin
<b>PARKING</b>	15 Surface (Est.)
<b>SIGNAGE</b>	Pylon & Building



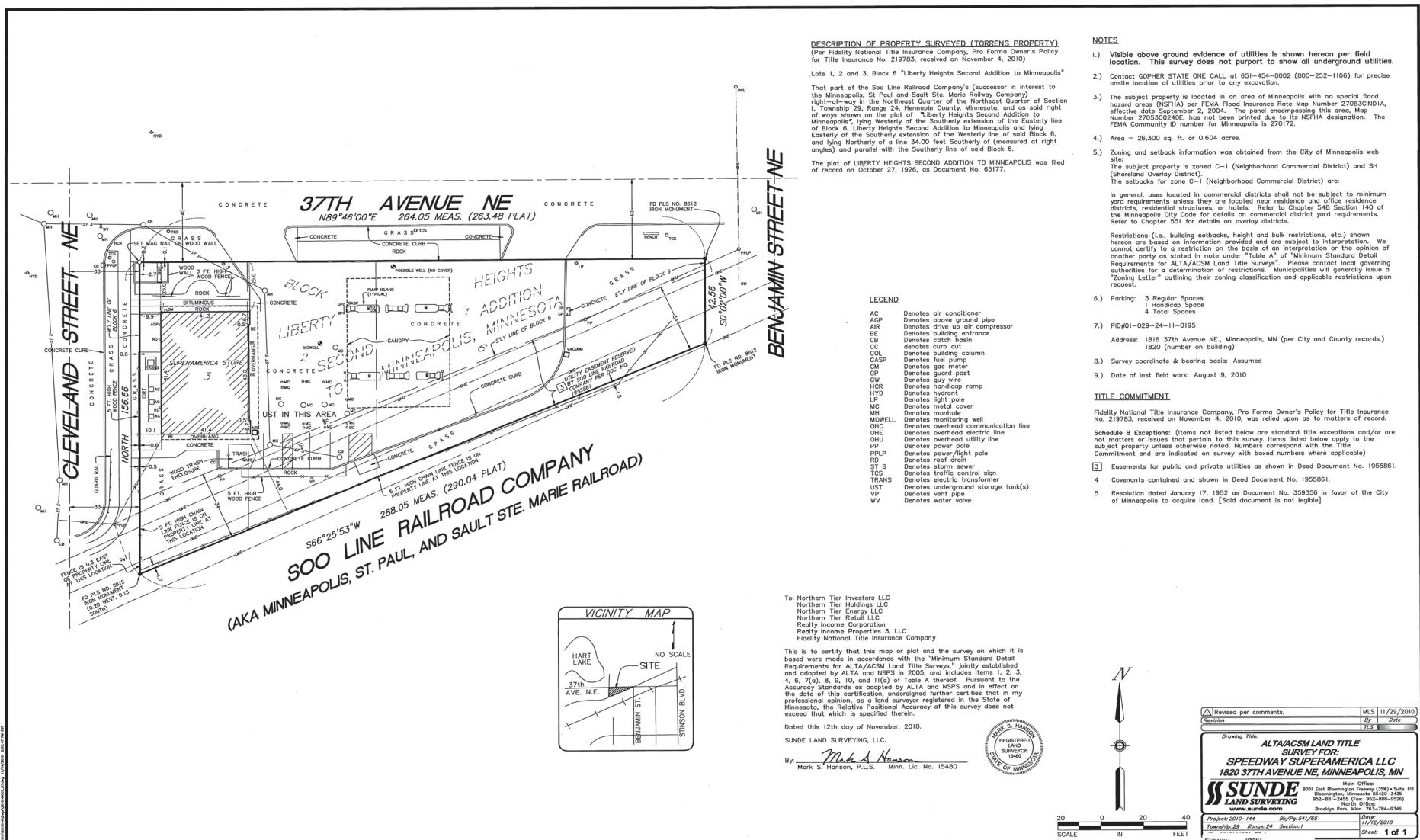
#### HIGHLIGHTS

- 5-mile population of 352,477 and average household income of \$114,027 within a 1-mile radius.
- Located off I-35W along 37th Ave NE where traffic counts average 8,200 VPD. Traffic counts on I-35W average 105,000 VPD.
- Nearby tenants include Starbucks, Chipotle, Cub Foods, Culver's, Walgreens, Culver's. etc.
- This property is located approximately 7 miles north of Downtown Minneapolis.
- Gas pumps, tanks & canopy removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	18,085	104,252	352,477
MEDIAN AGE	39.5	37.1	33.1
MEDIAN HH INCOME	\$87,325	\$79,219	\$74,216
AVERAGE HH INCOME	\$114,027	\$105,233	\$102,624









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