



FOR LEASE
Mixed Use Retail & Apartments
Apartments Open and Occupied

FRANKLIN & LYNDALE

2004 – 2018 Lyndale Ave South MINNEAPOLIS, MN 55405

SQUARE FOOTAGE:

6,200 sf can demise to 1,000 sf

FEATURES:

- Very busy signalized corner at confluence of Uptown, Lowry Hill, Kenwood, and Downtown Mpls. CBD
- Rare opportunity, High end Retail in Mixed Use Apartment project
- High Visibility Site
- Strong Daytime Employee population and strong evening population



**FOR MORE INFORMATION
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EST. DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	5 MILES
Employees	23,814	218,891	316,330	488,415
Population	43,310	135,271	241,248	492,593
Median Income	\$50,302	\$52,049	\$54,427	\$63,653
TRAFFIC COUNTS				
Franklin Avenue	33,000 VPD			
Lyndale	31,000 VPD			



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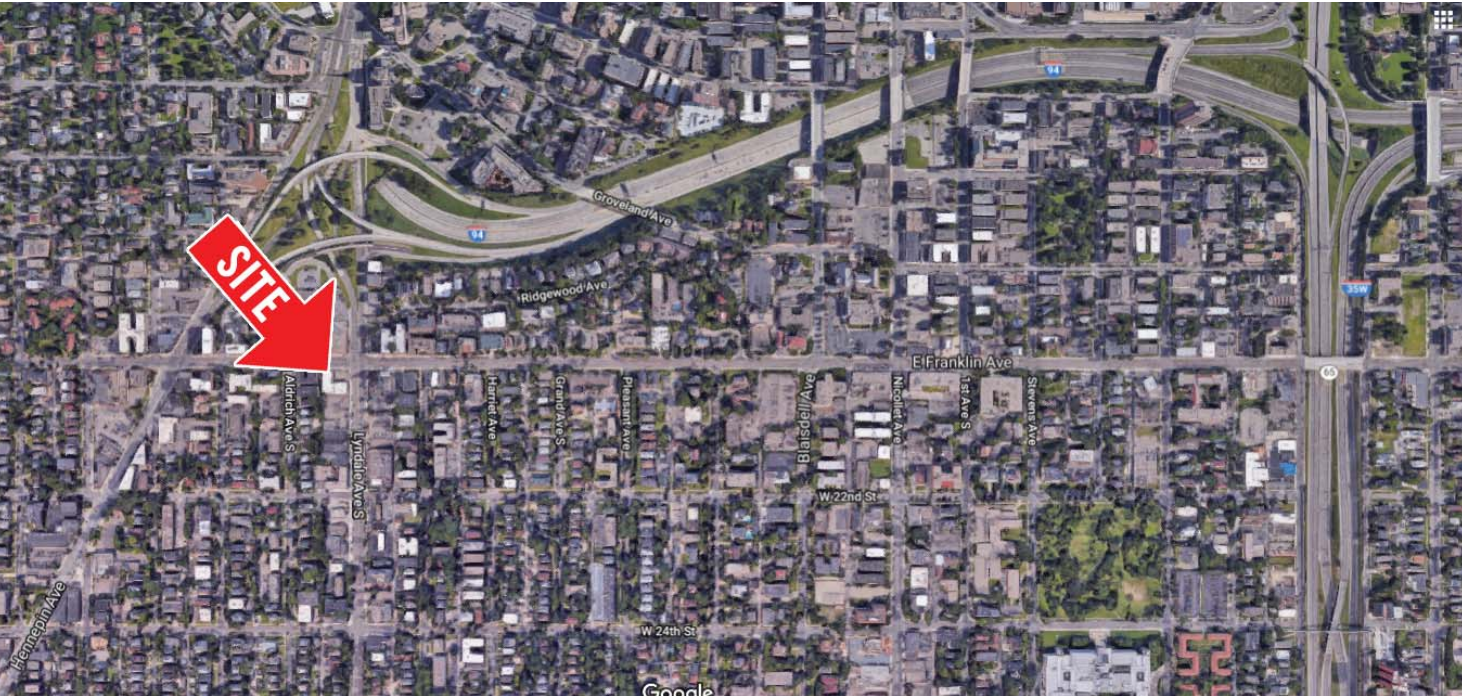
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AREA TENANTS:

- Burch Steak House; Lowry Hill Meats; Orange Theory Fitness; The Lowery; Starbucks Coffee; Five Guys Burgers and Fries; Sebastian Joes Ice Cream; Bar Lucrat; The Kenwood; and Walker Art Museum



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