



MINNEAPOLIS 949 PORTLAND – FORMER CVS

FOR SUBLEASE

949 Portland Avenue MINNEAPOLIS, MN 55404

SQUARE FOOTAGE:

13,000

FEATURES:

- Located on the ground floor of high end condo building.
- Separate covered parking lot for site in addition to metered parking on streets.
- Both adjacent streets are main corridors exiting the MPLS CBD.
- Site sits at a highly developed residential area of low rise and newer high rise apartments.



FOR MORE INFORMATION PLEASE CONTACT:

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Tim Bloom
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EST. DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Employees	163,922	342,322	474,767
Population	46,380	257,411	487,497
Average HH Income	\$68,272	\$72,012	\$85,383

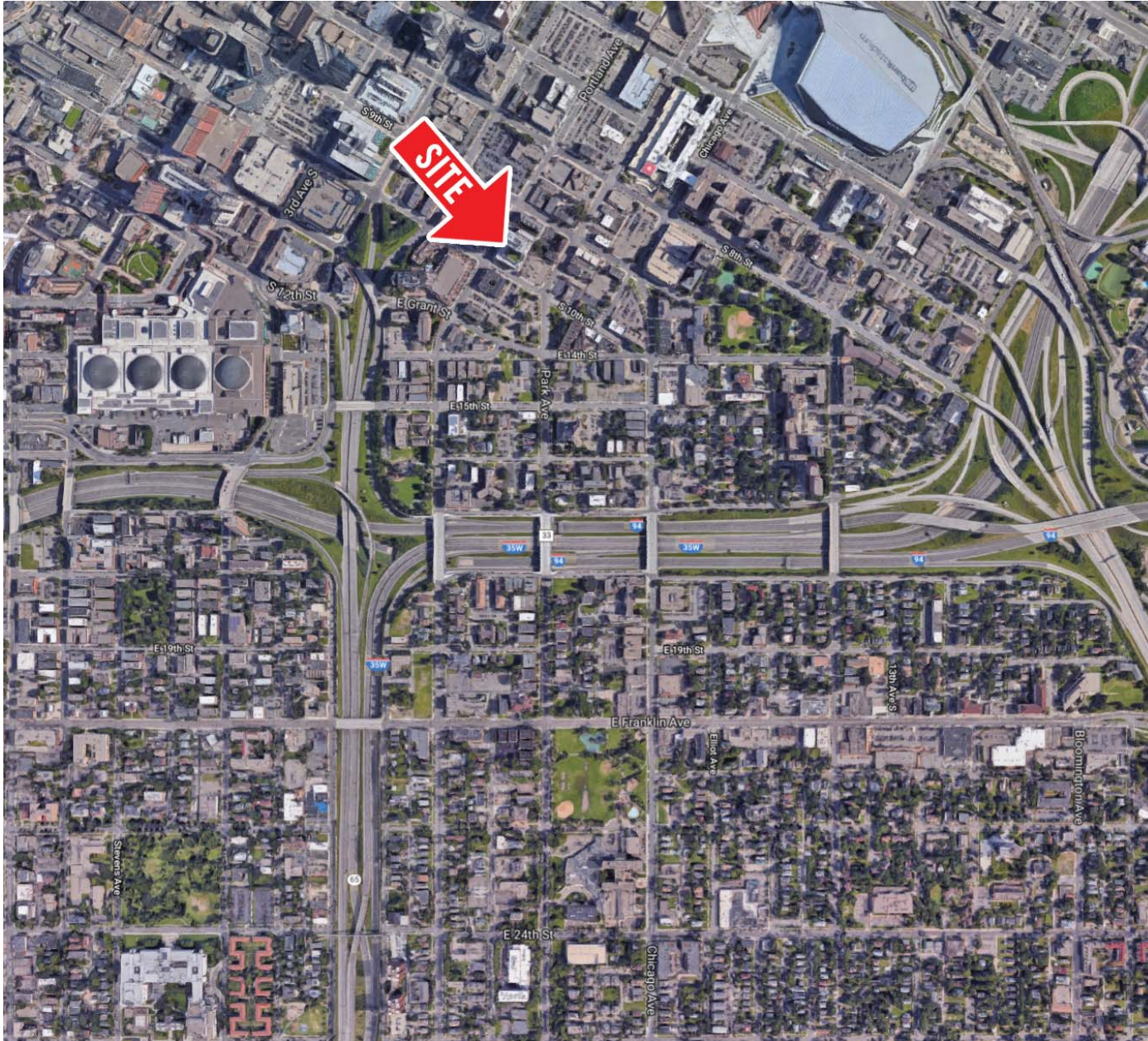
TRAFFIC COUNTS

10th Street	4,040 VPD
Portland Avenue	7,800 VPD
9th Street	7,200 VPD
5th Avenue	11,300 VPD

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FEATURES:

- Near Hennepin County Medical Center, US Bank Stadium, Kraus Anderson New Headquarters, and Downtown East
- Lots of Mixed Use development and HiRISE buildings around the site.

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