

RETAIL FOR LEASE

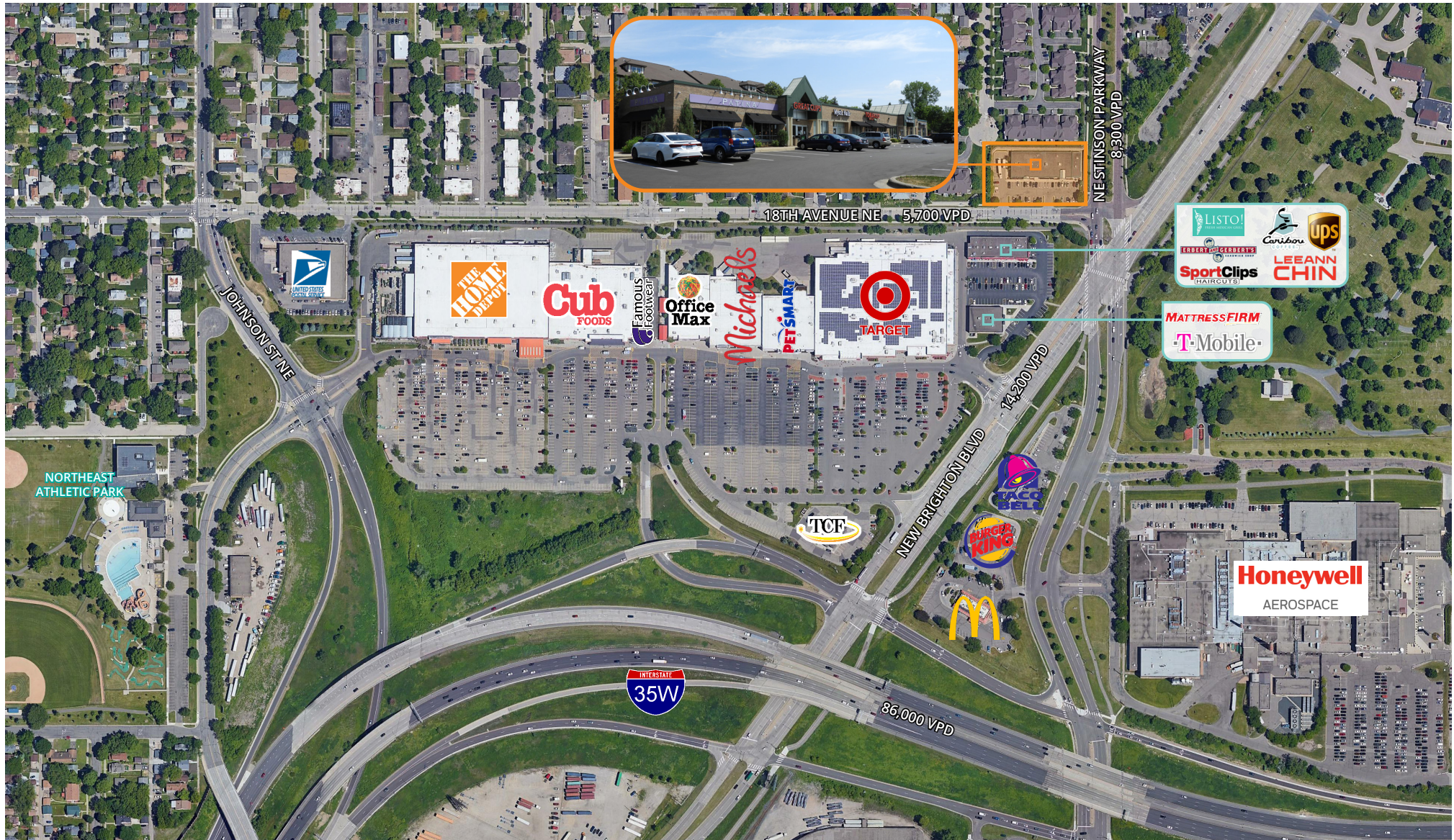
# STINSON MARKETPLACE

2303 18th Avenue NE | Minneapolis, MN 55418



TRANSWESTERN

REAL ESTATE  
SERVICES





# OVERVIEW



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## PROPERTY INFORMATION

- Location: 2303 18th Avenue NE | Minneapolis, MN
- Building GLA: 15,408 sf
- Parking: On-site, surface lot



## AVAILABLE

- 2,854 sf Endcap



## 2022 EST. CAM/TAX

- \$12.67 psf (\$5.73 CAM + \$0.32 Ins. + \$6.62 Taxes)



## DEMOGRAPHICS

| Radius:            | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Population         | 11,430   | 151,530  | 439,063  |
| Daytime Population | 15,182   | 223,431  | 528,019  |
| Median HH Income   | \$74,453 | \$61,310 | \$59,717 |
| Average HH Income  | \$90,494 | \$88,190 | \$83,753 |

*\* Sources: ESRI 2020 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



## TRAFFIC COUNTS

- 14,200 vpd on New Brighton Boulevard
- 8,300 vpd on NE Stinson Parkway
- 5,700 vpd on 18th Avenue NE



## AREA TENANTS



# OVERALL SITE PLAN



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