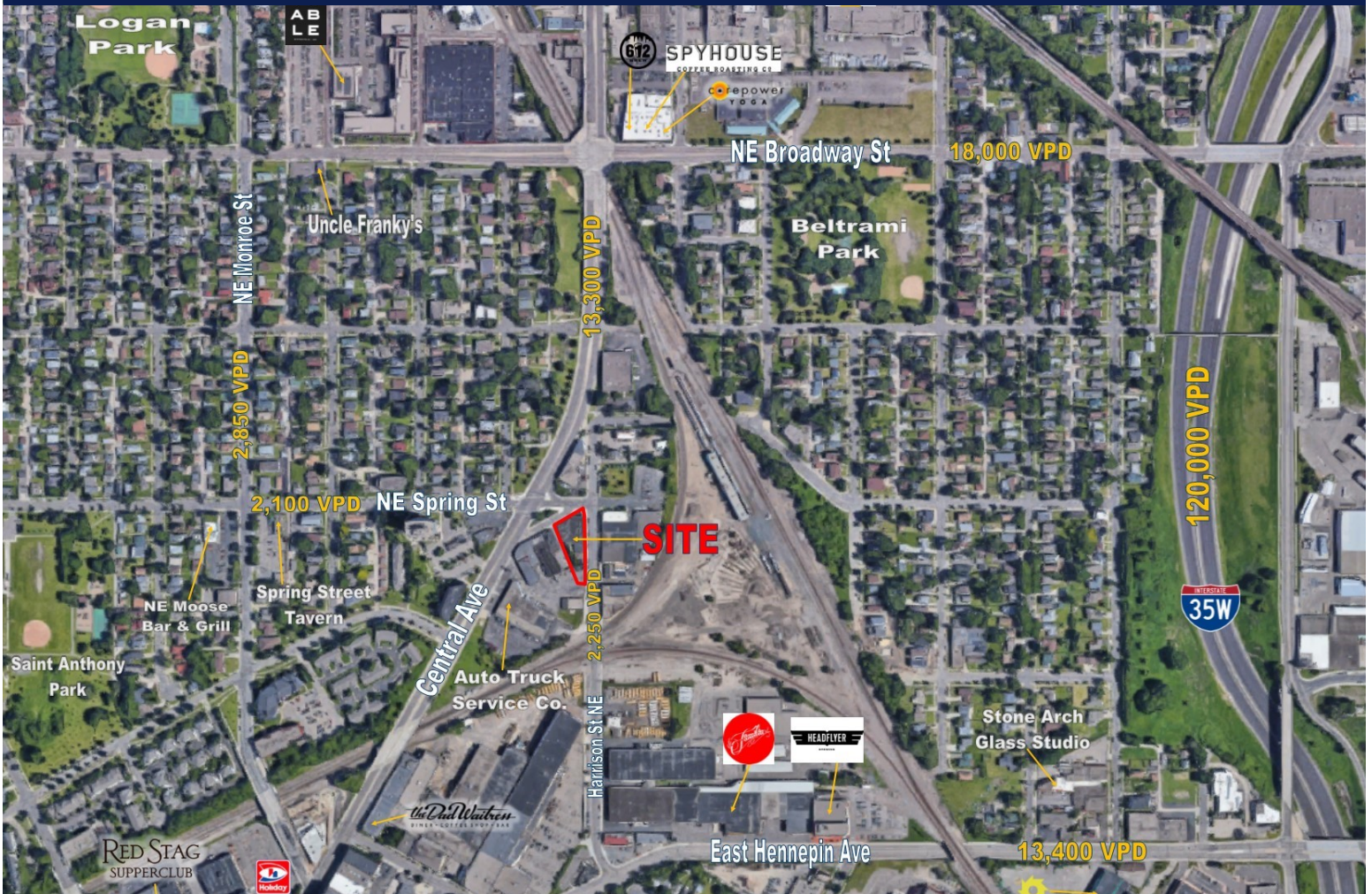


NORTHEAST MINNEAPOLIS ASSEMBLAGE

0.67 ACRES FOR SALE

1032 & 1034 3rd Ave NE | Minneapolis, MN | 55413

424 Harrison St. NE | Minneapolis, MN | 55413



Redevelopment Opportunity
(Properties can be sold individually)

Rob Kost, CCIM

612.465.8523

rob@upland.com

UPLAND
REAL ESTATE GROUP, INC.

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600
Fax: 612.376.4489

PROPERTY OVERVIEW

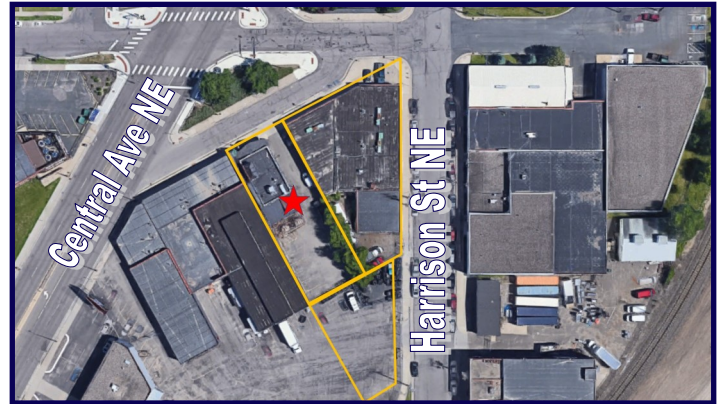
PROPERTY INFORMATION

ADDRESS	1034 3rd Ave NE
PROPERTY TYPE	Industrial
BUILDING SIZE	10,000 SF
LAND SIZE	13,983 SF (0.32 Acres)
YEAR BUILT	1945



PROPERTY INFORMATION

ADDRESS	1032 3rd Ave NE
PROPERTY TYPE	Restaurant
BUILDING SIZE	2,400 SF
LAND SIZE	9,297 SF (0.21 Acres)
YEAR BUILT	1945



PROPERTY INFORMATION

ADDRESS	424 Harrison St. NE
PROPERTY TYPE	Parking Lot
BUILDING SIZE	N/A
LAND SIZE	6,309 SF (0.14 Acres)
YEAR BUILT	N/A



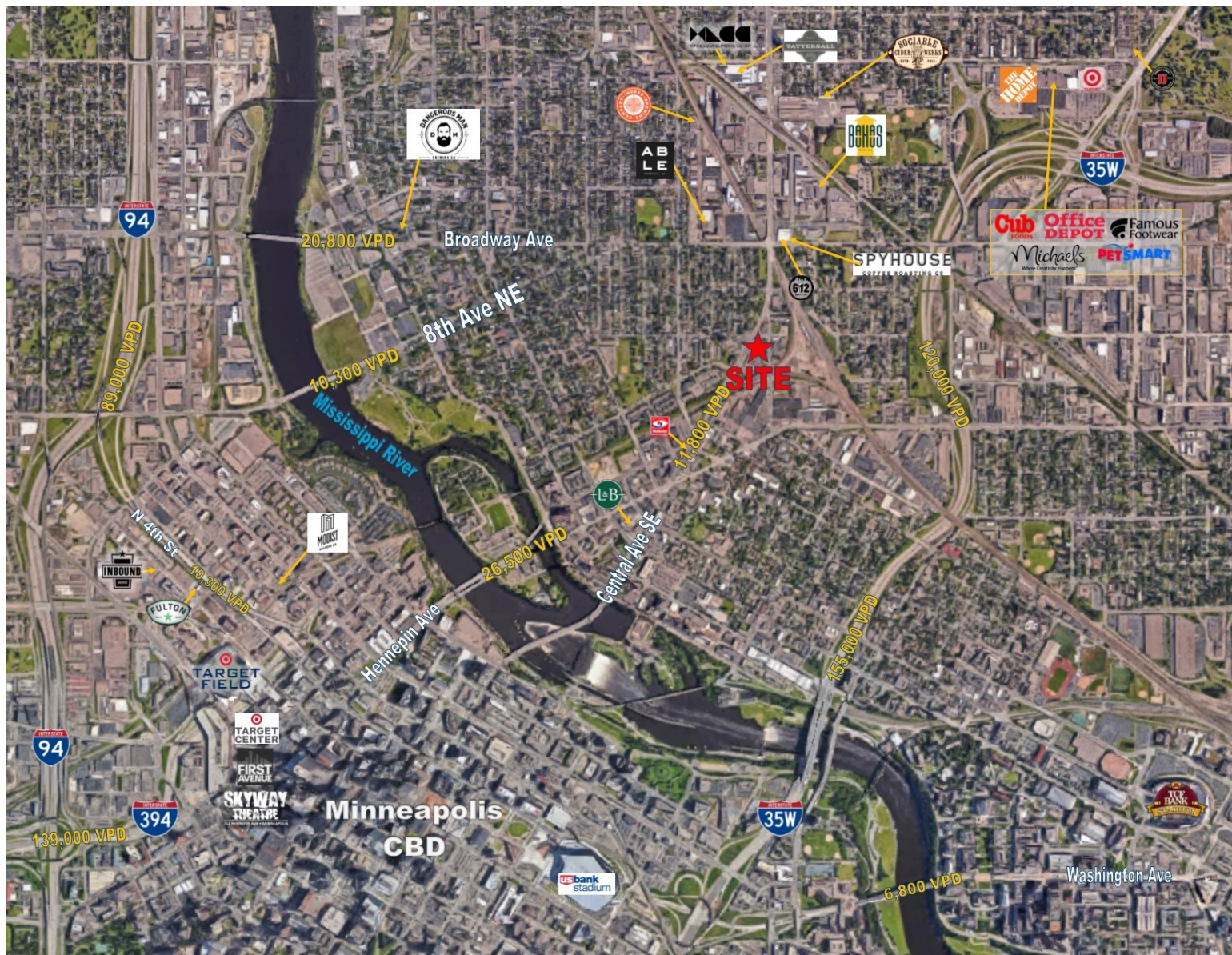
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	26,327	198,756	466,344
DAYTIME POPULATION	16,316	304,705	440,258
MEDIAN HH INCOME	\$51,711	\$47,708	\$56,338
AVERAGE HH INCOME	\$80,349	\$75,365	\$82,916
MEDIAN AGE	29.1	30.1	33.0

TRAFFIC COUNTS

CENTRAL AVE	13,300 VPD
HARRISON ST NE	2,250 VPD
SPRING ST	2,100 VPD

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COMMENTS

- Negotiable Sale Price (Make Offer)
- High exposure site on Central Avenue (11,800 - 13,300 VPDs)
- In the heart of the Northeast Minneapolis trade area
- Walk Score: 75, Very Walkable. Daily errands do not require a car
- Transit Score: 77, Excellent. Transit is convenient for most trips
- Zoned I-2. Redevelopment opportunity with many permitted and conditional uses
- Prime corner lot assemblage of 0.67 acres (same owner)
- Opportunity to reuse the existing structures if desired
- Easy access to downtown Minneapolis and nearby freeways
- At the intersection of residential and commerce
- Will sell parcels separately, but prefer to sell together

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AREA AMENITIES



Spyhouse Coffee Co.



Betty Danger's



The Bad Waitress



Popol Vuh



BauHaus Brew Labs



Lund's & Byerly's

Permitted Uses

- Contractor Yard
- Dry Cleaning Establishment
- Film, Video and audio production
- Food and Beverage products
- Furniture Moving and Storage
- Grain Mill, Small-scale
- Greenhouse, Wholesale
- Industrial Machinery and Equipment Sales, Service and Rental
- Laundry, Commercial
- Packaging of Finished Goods
- Research, Development and testing Laboratory
- Self-Service Storage
- Snow Storage Site
- Urban Farm Wholesaling, Warehousing and Distribution
- Animal Boarding
- Art Gallery
- Art Studio
- Building Material Sales
- Child Care Center
- Contractor's Office
- Farmer's Market
- Motorized Scooter Sales
- Neighborhood Electric Vehicle Sales
- Office Supply Sales and Service
- Photocopying
- Veterinary Clinic
- Offices
- Catering
- Coffee shop
- Restaurant, Delicatessen
- Restaurant, Sit Down, Including the Serving of Alcoholic Beverages
- Indoor Recreation Area
- Hotel, 5 Rooms or More
- Radio or Television Station
- Birth Center
- Clinic, Medical or Dental
- School, Vocational or Business
- Athletic Field
- Club or Lodge
- Community Center
- Community Garden
- Community Service Facility
- Development Achievement Center
- Educational Arts Center
- Park
- Theater, Indoor, Live Performances Only
- Place of Assembly—Religious Institutions

Conditional Uses

- Planned unit development
- Recycling Facility
- Day Labor Agency
- Liquor Store, Off-Sale
- Automobile Convenience Facility
- Automobile Rental
- Automobile Repair, Major and Minor
- Automobile Sales
- Car Wash
- Nightclub
- Restaurant, Fast Food
- Hospital
- Ambulance Service
- Bus Garage or Maintenance facility
- Horse and Carriage Assembly/Transfer Site
- Limousine service
- Motor Freight Terminal
- Motor Vehicle Storage Lot
- Package Delivery Service
- Taxicab Service
- Towing Service
- Truck, trailer, Boat, Recreational Vehicle or Mobile Home Sales, Service or Rental
- Waste Hauler
- Parking Facility
- Mission
- Community Correctional Facility Serving up to 32 persons—Residential Use
- Animal Shelter
- Bus Turnaround
- Communication Exchange
- Electric or Gas Substation
- Electricity Generation Plant, Hydroelectric
- Fire Station
- Garage for Public Vehicles
- Heating or Cooling Facility
- Mounted Patrol Stable
- Passenger Transit Station
- Police Station
- Post Office
- Railroad Right-of-way
- Stormwater Retention Pond
- Street and Equipment Maintenance Facility
- Vehicle Emission Testing Station
- Water Pumping and Filtration Facility