

# UPLAND

REAL ESTATE GROUP, INC.

## CBD DEVELOPMENT SITE Minneapolis, MN For Sale



50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
www.upland.com

ED ENGLER  
612.558.4149  
ED@UPLAND.COM

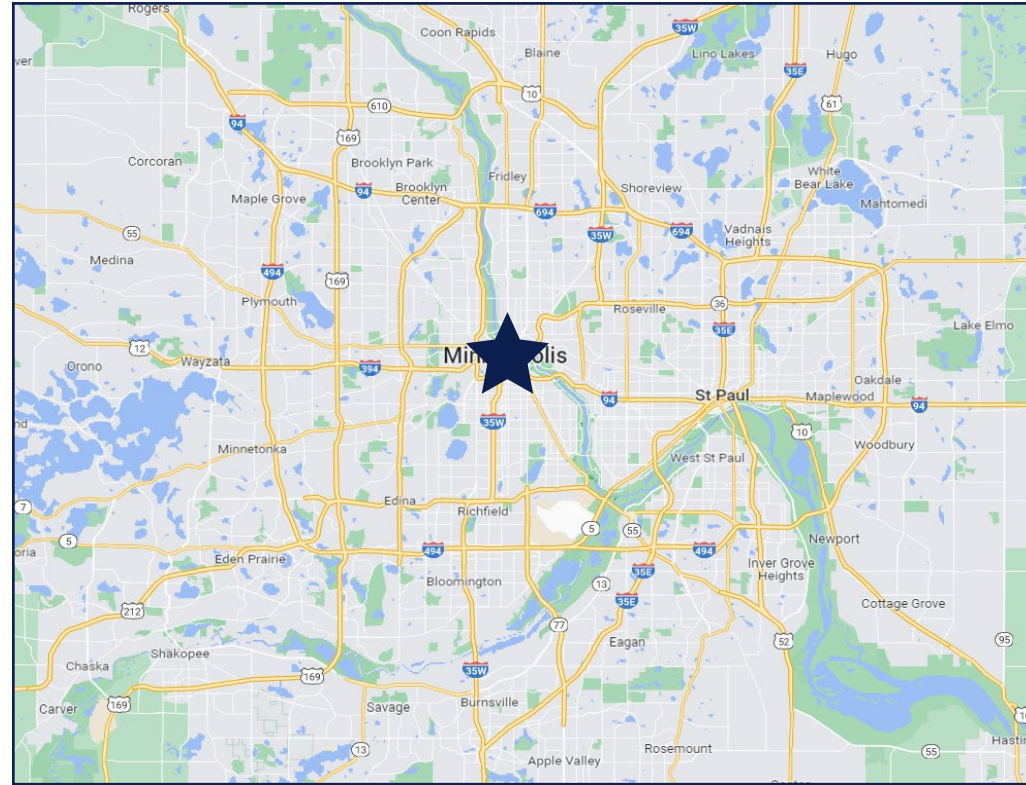
JOSH HUEMPFNER  
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*Look Upland. Where  
Properties & People Unite!*



<b>ADDRESS</b>	228 12th St S
<b>CITY, STATE</b>	Minneapolis, MN 55403
<b>LOT SIZE</b>	1.21 Acres (52,533 SF)
<b>SALE PRICE</b>	\$5,150,000
<b>CURRENT PROPERTY TYPE</b>	Vacant Religious Facility
<b># OF FLOORS</b>	2 Floors
<b>TAXES</b>	\$94,598.96 (2023)
<b>PARKING SPACES</b>	80 Surface Spaces
<b>ZONING DISTRICT</b>	B4S-2 District
<b>ZONING OVERLAY DISTRICT</b>	Core 50 Build Form Overlay
<b>ZONING NOTES</b>	<ul style="list-style-type: none"> <li>The overlay district allows this site to be approved for 50 stories. Premiums and detailed plans about use/project can increase height even higher</li> <li>Ability to connect to skyway</li> </ul>

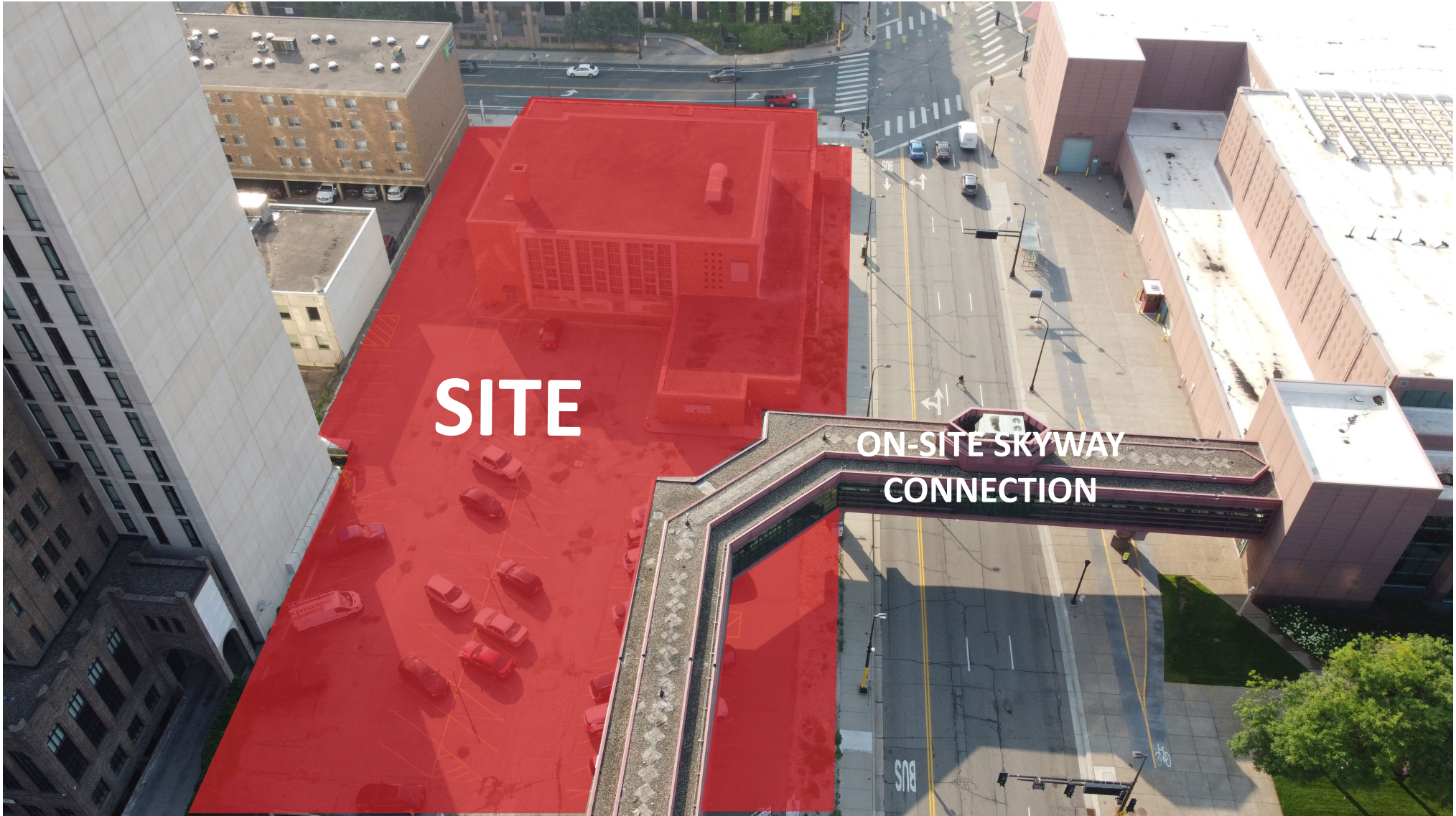


**HIGHLIGHTS**

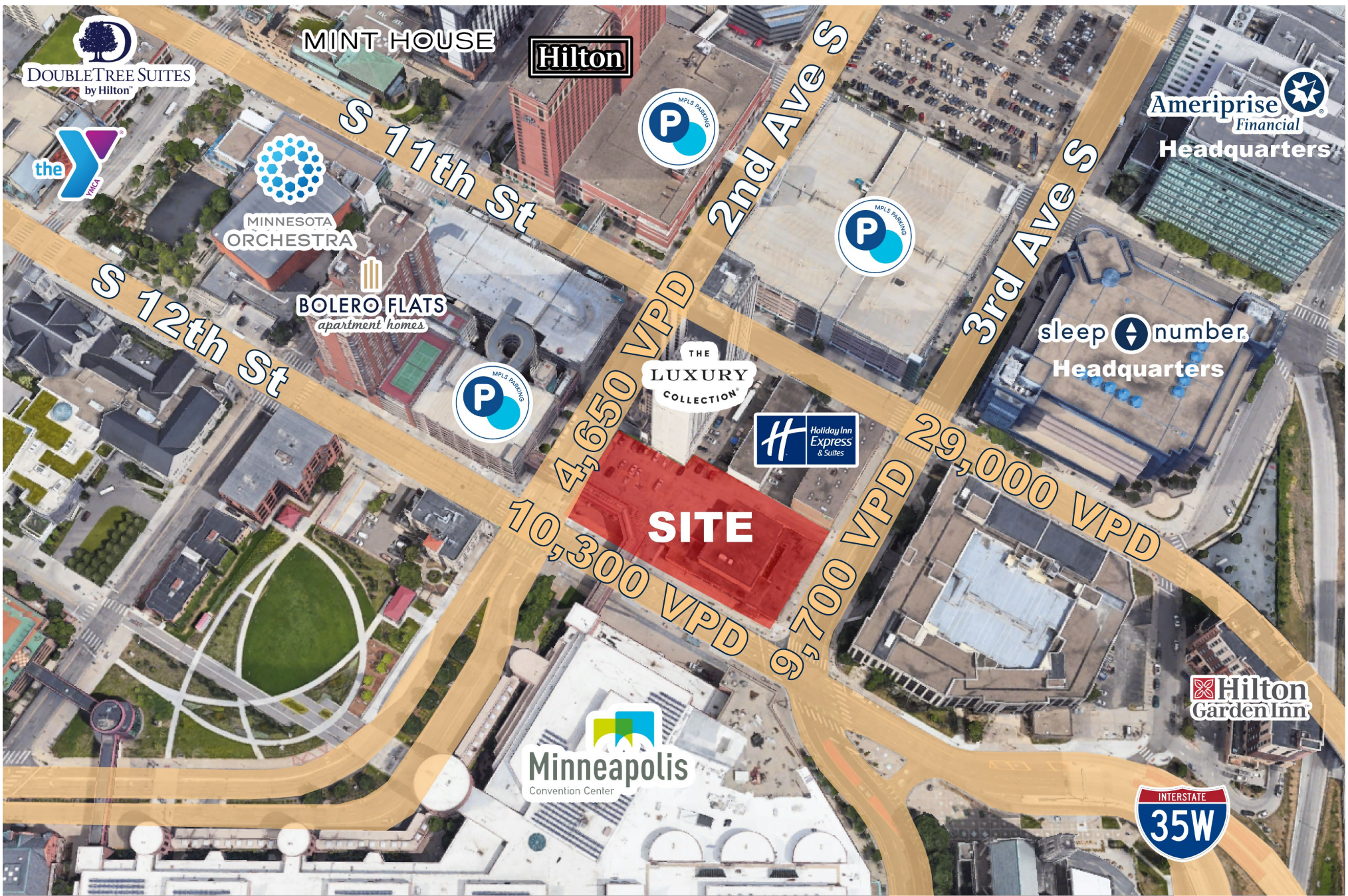
- Located across 12th Street from the Minneapolis Convention Center
- Skyway access available
- Walking distance from Loring Park and Walker Art Center
- Easy access to I-35W and I-94
- Ability to go vertical up to 50 stories high
- Zoning premiums provide opportunity to build even higher
- Church Building delivered vacant
- Parking lot income helps offset holding costs
- Near multiple hotels & luxury apartments

<b>2023 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	48,913	267,492	501,230
<b>MEDIAN AGE</b>	34.5	31.6	34.3
<b>MEDIAN HH INCOME</b>	\$55,240	\$60,746	\$73,219
<b>AVERAGE HH INCOME</b>	\$93,439	\$96,705	\$112,099





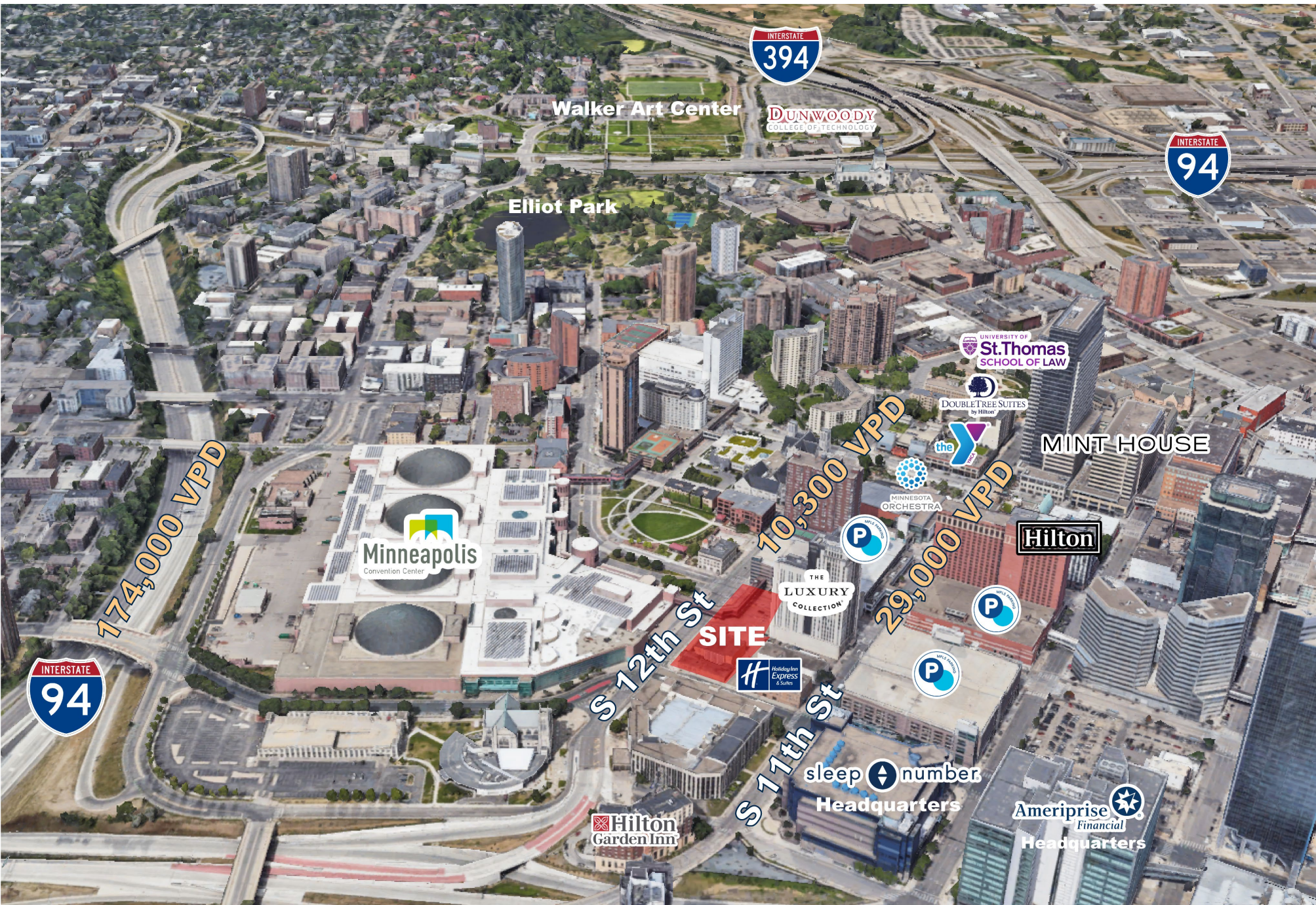












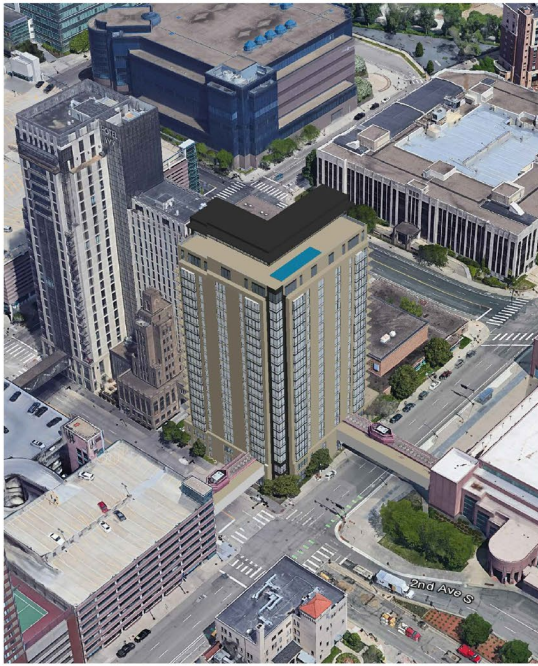














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