

Downtown Assemblage/Redevelopment Opportunity

Minneapolis | MN
For Sale

UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address 1	318 3rd St. S
Lot Size	0.26 Acres (11,128 SF)
Address 2	320 3rd St. S
Lot Size	0.06 Acres (2,555 SF)
Address 3	322 3rd St. S
Gross Building Area	2,555 SF
Lot Size	0.06 Acres (2,555 SF)
Address 4	328 3rd St. S
Gross Building Area	3,801 SF
Lot Size	0.1 Acres (4,260 SF)
Total Combined Lot Size	0.48 Acres (20,498 SF)

List Price: \$3,500,000

South 3rd Street

320 3rd St. S
2,555 SF | 0.06 Acres

322 3rd St. S
2,555 SF | 0.06 Acres

328 3rd St. S
3,801 SF | 0.1 Acres

318 3rd St. S
11,128 SF
0.26 Acres

South 4th Avenue

Skyway Connection Potential

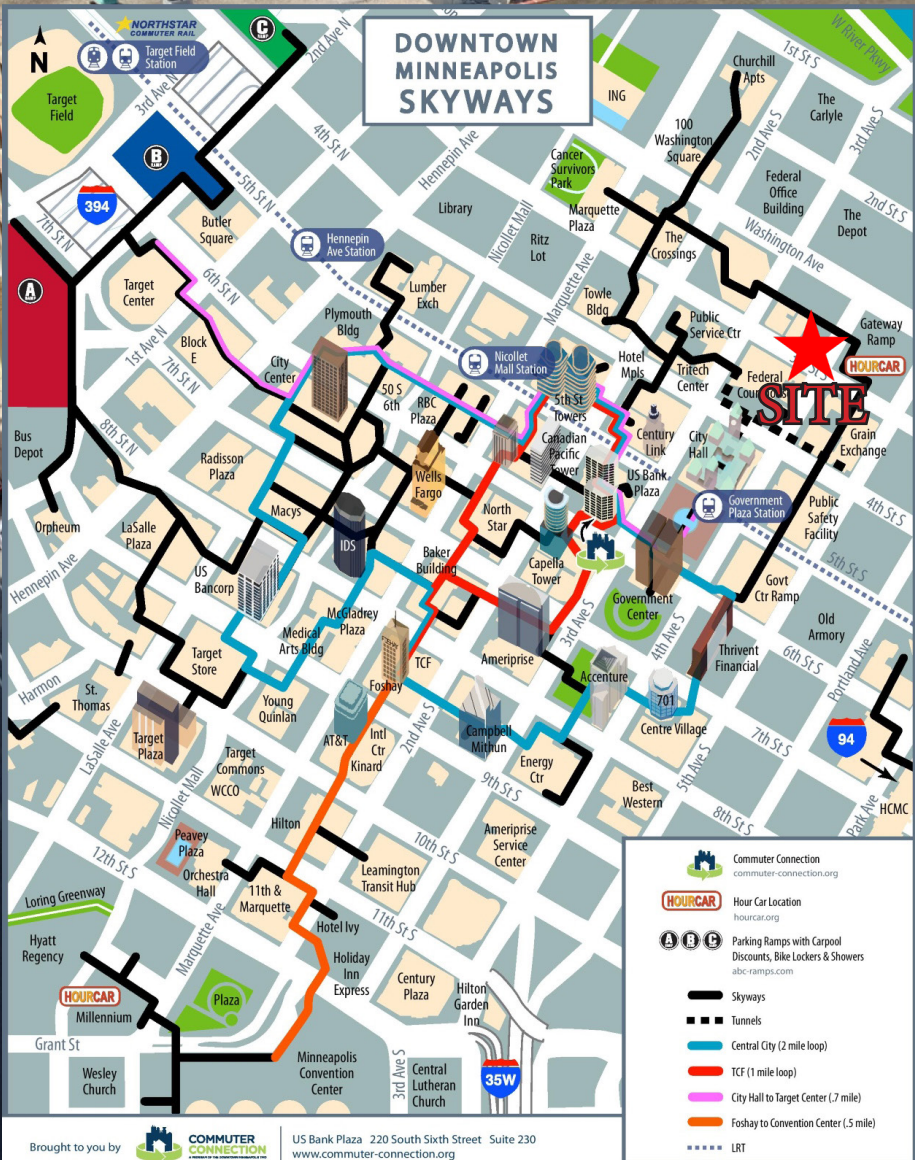


Location Highlights:

- Skyway access opportunity
- Located 2 blocks away from Metro Light Rail Transit Line
- Minutes from U.S. Bank Stadium, Target Center, and Target Field



Population	Median HH Income	Average HH Income	Median Age
1 Mile 37,775	1 Mile \$70,875	1 Mile \$109,986	1 Mile 34.9
3 Miles 252,728	3 Miles \$49,658	3 Miles \$77,688	3 Miles 30.2
5 Miles 482,897	5 Miles \$60,804	5 Miles \$91,360	5 Miles 33.5



Skyway Connection Potential

South 4th Avenue





Nearby Amenities


1. Crooked Pint Alehouse—Bar/Tavern & Grill
2. Boludo—Argentinian Restaurant
3. Zen Box Izakaya—Japanese Restaurant
4. The Depot—Event Center
5. Bar Zia—Restaurant
6. MacPhail Center for Music—Music School
7. Pure Barre—Gym/Fitness Facility
8. U.S. Bank Stadium—Home of NFL Vikings
9. Radisson RED Minneapolis Downtown—Hotel
10. Minneapolis Central Library—Public Library
11. The Armory—Live Music Venue
12. Spyhouse Coffee—Coffee Shop
13. City Paws Pet Club—Dog Daycare
14. Target Center—Home of NBA Timberwolves
15. Target Field—Home of MLB Twins
16. Four Seasons—5 Star Luxury Hotel and Office Space




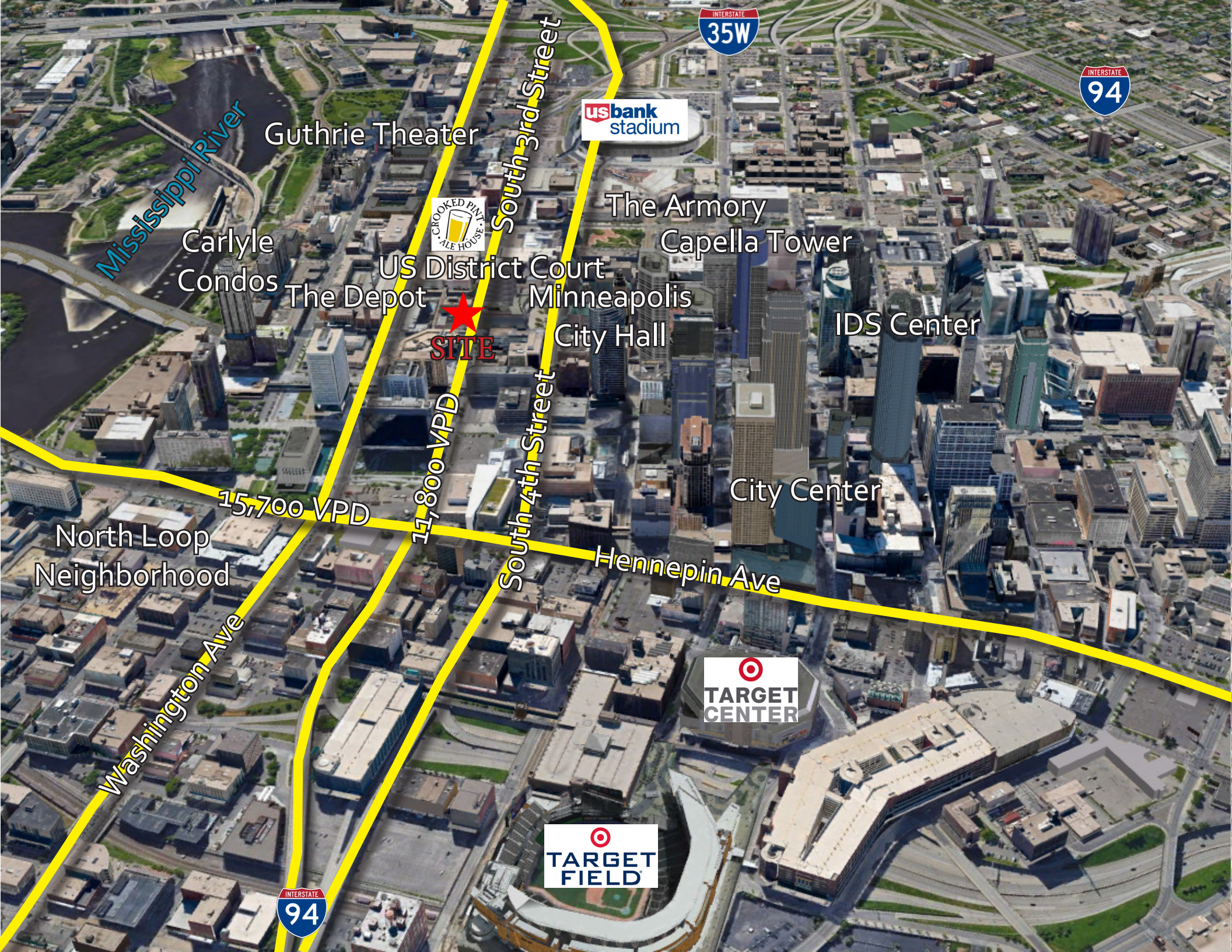
Blue Line Light Rail

Green Lin Light Rail

 Light Rail Station

 Bus Station

 Nice Ride Bike Station



Mississippi River

Guthrie Theater

usbank stadium

INTERSTATE 35W

INTERSTATE 94

South 3rd Street



The Armory
Capella Tower

Carlyle
Condos

US District Court
Minneapolis



City Hall

IDS Center

17,800 VPD

South 4th Street

City Center

15,700 VPD

North Loop
Neighborhood

Hennepin Ave

Washington Ave

TARGET CENTER

TARGET FIELD

INTERSTATE 94



Downtown

SITE

- Property Highlights:
- Skyway connection opportunity
 - Zoned B4-1 (Downtown Business District)
 - Zoning code allows: entertainment, residential and public uses which complete the mixed use character of the area.
 - B4 Zoning District allows the highest density office development within the downtown area



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MENARDS

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