

Betty Danger's
Minneapolis, MN
For Sale or Lease

BETTY DANGER'S
Country Club
2501

UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address	2501 & 2519 Marshall St. NE.,
City, State	Minneapolis, MN 55418
Space Available	8,400 SF Total
Lot Size	0.99 Acres
Lease Rate	Negotiable
Sale Price	Negotiable
CAM & Tax 2024 Est.	TBD
Year Built	2014
County	Hennepin,
Parking	43 Surface Stalls
Taxes 2023	\$48,887.14 (\$5.82 PSF)

Location Highlights:

- Located in Northeast Minneapolis
- Dense surrounding population
- Located right next to Lowry Bridge with a nearby exit to I-94
- Highly visible property
- Large parking capacity, extremely rare in Northeast

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	14,720	1 Mile	\$59,969	1 Mile	\$81,202	1 Mile	32.5
3 Miles	185,589	3 Miles	\$68,915	3 Miles	\$100,782	3 Miles	33.4
5 Miles	443,683	5 Miles	\$64,355	5 Miles	\$97,822	5 Miles	33.9



INTERSTATE
94

INTERSTATE
35W

INTERSTATE
35W

INTERSTATE
94

Downtown
Minneapolis

Nicollet
Island

Northloop

Central Ave. NE

20,919 VPD

Broadway St. NE

16,612 VPD

7,510 VPD

111,935 VPD

14,193 VPD

SITE

Lowry Ave N

University Ave

Marshall St. NE



107,784 VPD



River Terrace Apartments

SITE

Gateway Northeast Apartments



13,700 VPD

Hai Hai

Bottineau Commons



NE Lowry Ave

Audubon Crossing

JAX Apartments
65 Units



Central Ave
Apartments

17,287 VPD

Central Ave NE

Timber & Tie
Urban Apartments
175 Units



YOUNG|joni

River Run
Apartments

Mezzo

N&E

1101 On Main
56 Units



The Julia
Apartments

Lucille
Apartments

Frances
Apartments

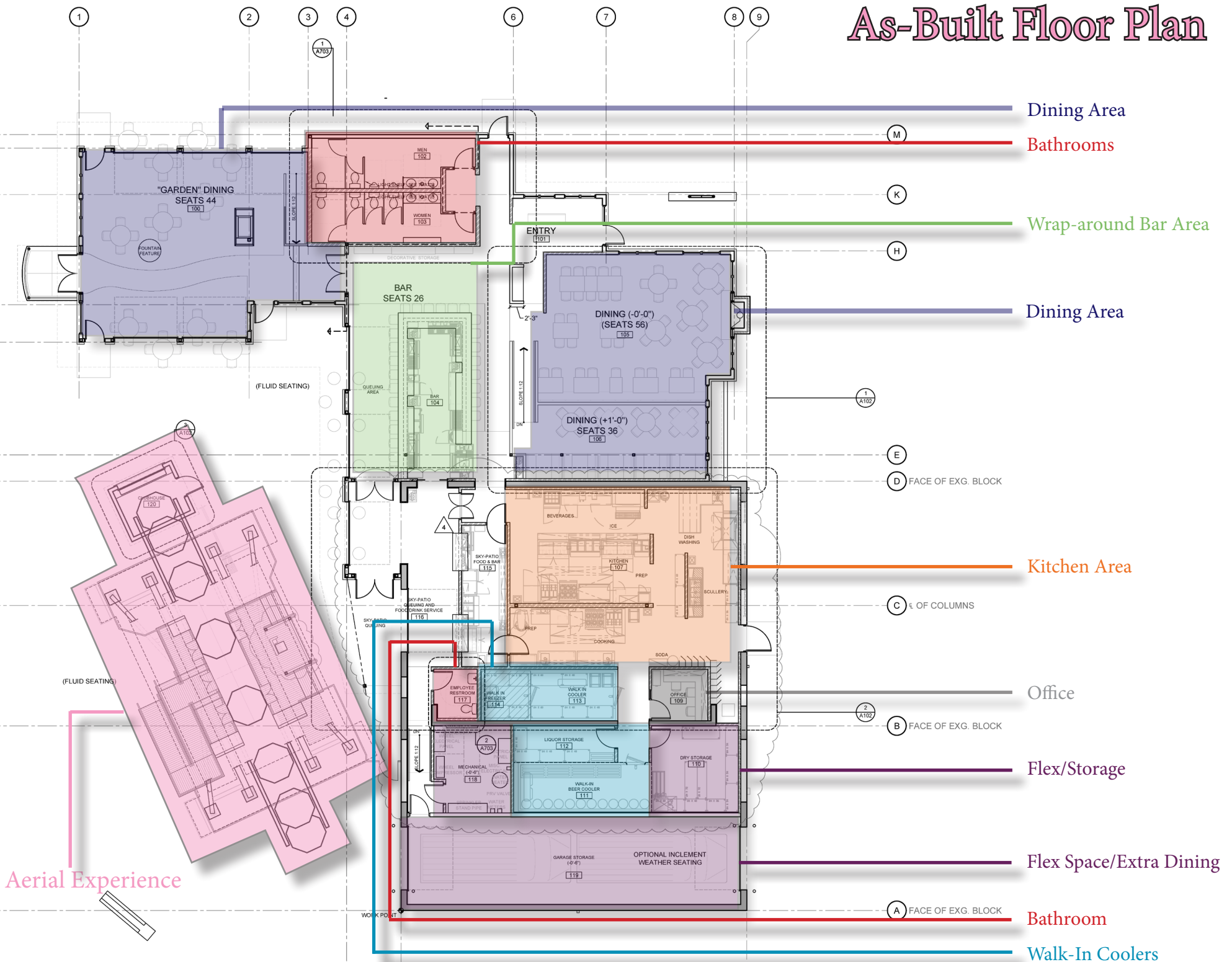
Jackson Lofts



PEREGRINE



As-Built Floor Plan



Aerial Experience



- Interior Highlights:
- Fully built-out restaurant kitchen and walk-in coolers
 - Large wrap-around wet bar
 - Beautiful seating areas with one-of-a-kind architecture
 - Exciting atmosphere coupled with unique fixtures provides an extraordinary experience to guests and clientele

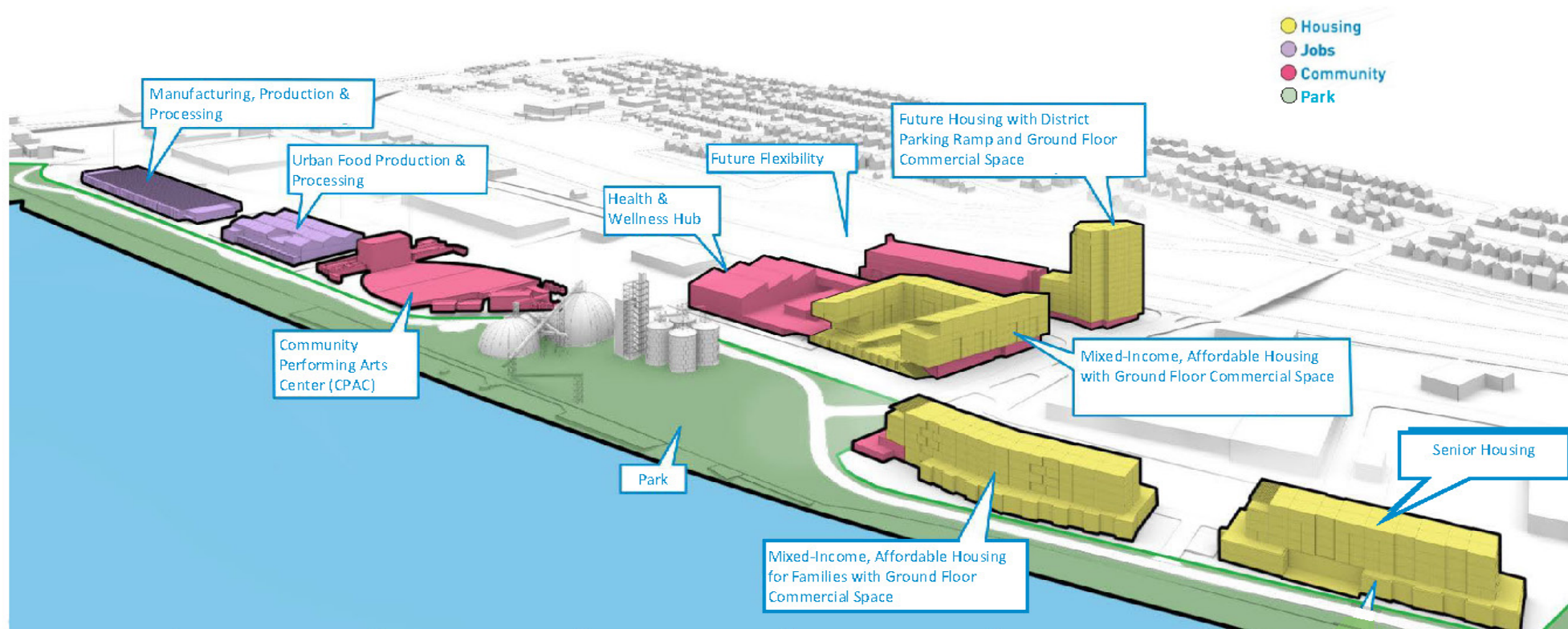


Upper Harbor Terminal Redevelopment Plan - Phase I (Under Construction)



*Courtesy of City of Minneapolis (<https://www.minneapolismn.gov/government/programs-initiatives/upper-harbor/>)

Upper Harbor Terminal Redevelopment Plan - Development Overview



<p>19.5 Acres of New Riverfront Park</p>	<p>\$500K-1M Annual revenue to community entity, generated by First Ave ticketed events</p>	<p>520 Proposed Housing Units</p>	<p>300 Estimated Living Wage Jobs</p>	<p>Health & Wellness Community Hub</p>	<p>45,000 Sq. Ft. Ground Floor Commercial/Community Space</p>	<p>1,200 Estimated Construction Jobs Created</p>	<p>\$302M Estimated Development Cost <small>*Does not include City infrastructure and Park costs</small></p>
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