



NICO WEST  
1702 Nicollet Ave  
Minneapolis, MN 55403  
For Lease

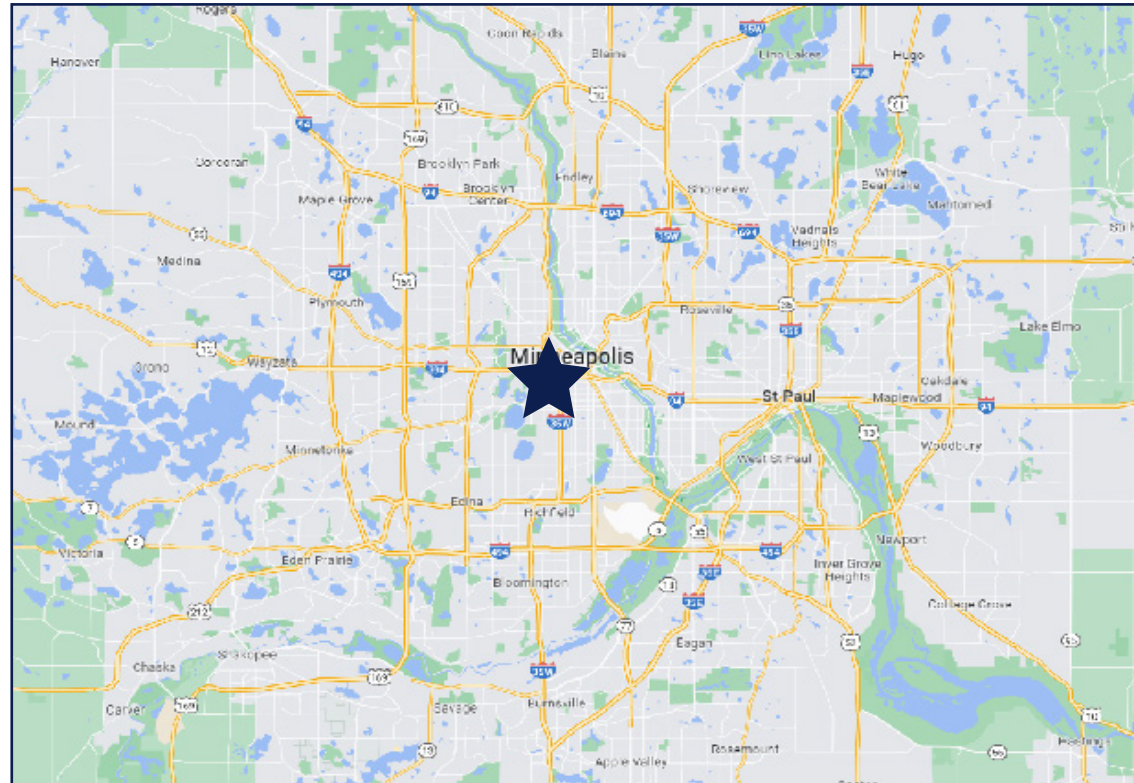
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Properties & People Unite!*

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|                    |   |
|--------------------|---|
| <b>ADDRESS</b>     | 1702 Nicollet Ave                       |
| <b>CITY, STATE</b> | Minneapolis, MN 55403                   |
| <b>SPACE 1</b>     | 995 SF                                  |
| <b>SPACE 2</b>     | 1,907 SF - Restaurant Space Ready To Go |
| <b>LEASE RATE</b>  | \$23-\$30 Modified Gross                |
| <b>YEAR BUILT</b>  | 2022                                    |
| <b>COUNTY</b>      | Hennepin                                |

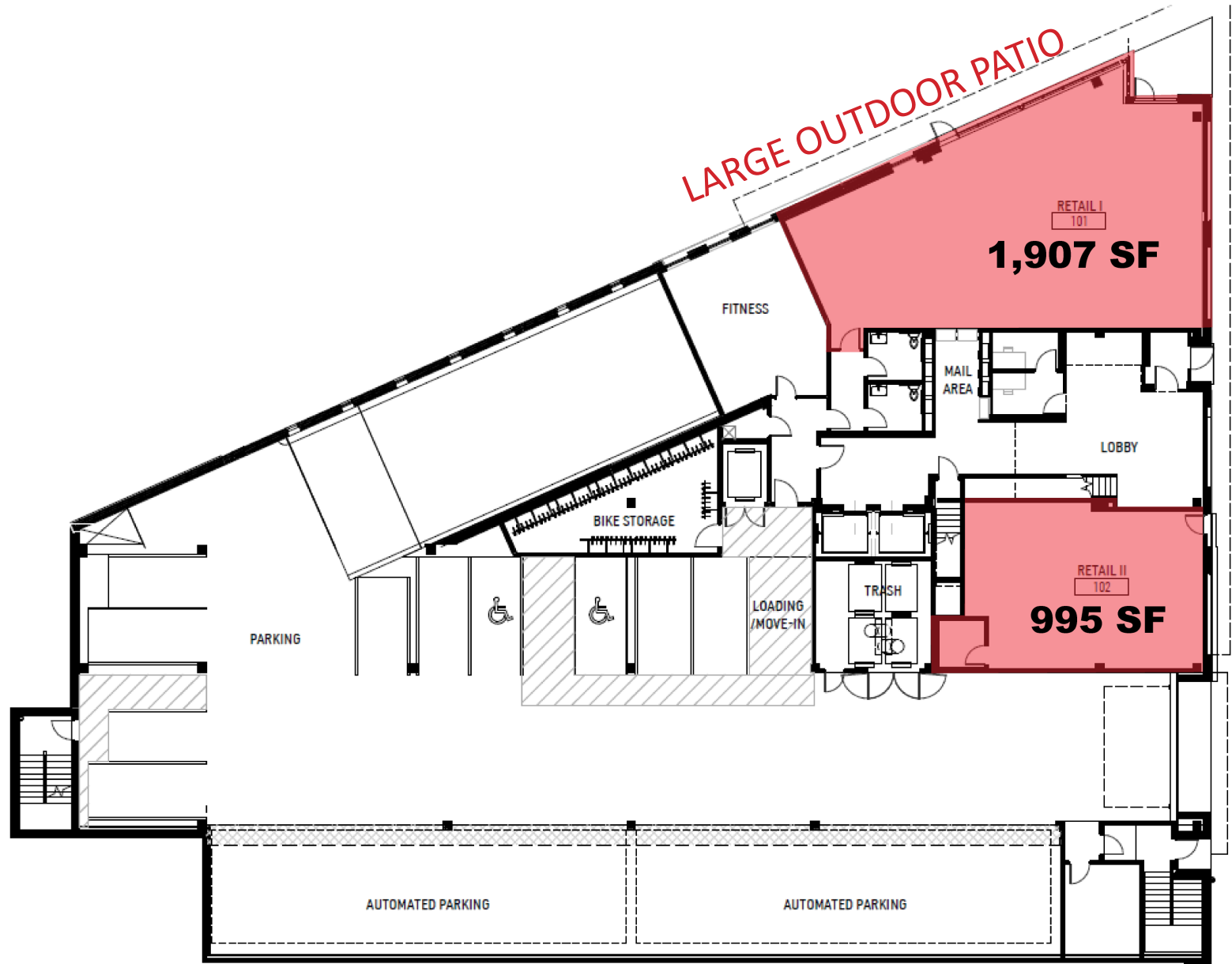


### HIGHLIGHTS

- High profile development across from downtown Minneapolis
- Walkable to Eat Street and Minneapolis Convention Center and the Downtown Skyways
- Easily accessible off of Nicollet Ave by car or foot and bus stop on corner of Nicollet and 18th Ave
- 1,000 new apartment units constructed in the area
- 1,907 SF Space 2 has exhaust shaft and large outdoor patio for restaurant opportunities

| 2024<br>DEMOGRAPHICS     | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------|---------------|---------------|---------------|
| <b>POPULATION</b>        | 51,012        | 263,963       | 505,740       |
| <b>MEDIAN AGE</b>        | 33.0          | 31.5          | 33.6          |
| <b>MEDIAN HH INCOME</b>  | \$53,518      | \$67,561      | \$80,928      |
| <b>AVERAGE HH INCOME</b> | \$84,589      | \$102,524     | \$119,851     |











# UPLAND

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