



5-7 Franklin Avenue West | Minneapolis, MN 55404

## Retail/Office Space For Lease



### Highlights and Features:

- Great store front glass line
- High ceilings
- Built in 2007
- ADA Restrooms
- “Eat Street” market area
- Walk to downtown
- Co-tenants: Starbucks and Jimmy John’s  
Area tenants: CVS, Pet Doctors Animal Clinic, Park Nicollet Pharmacy, Franklin Nicollet Liquor, Alamo Driving School

### Demographics and Traffic Counts:

- 2016 Average Population: 1 mile - 60,218, 3 miles - 246,793 and 5 miles - 463,450
- 2016 Average Household Income: 1 mile - \$42,355, 3 miles - \$49,325 and 5 miles - \$58,047
- Traffic Counts: Franklin Avenue - 12,600 vpd and Nicollet Avenue - 7,500 vpd

### Space Available:

- Suite 5: 1,950 sf (retail/office)
- Suite 7: 1,902 sf (retail/office)
- Lease Rate: \$16.00 psf Net
- 2018 CAM/Tax: \$14.50 psf



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
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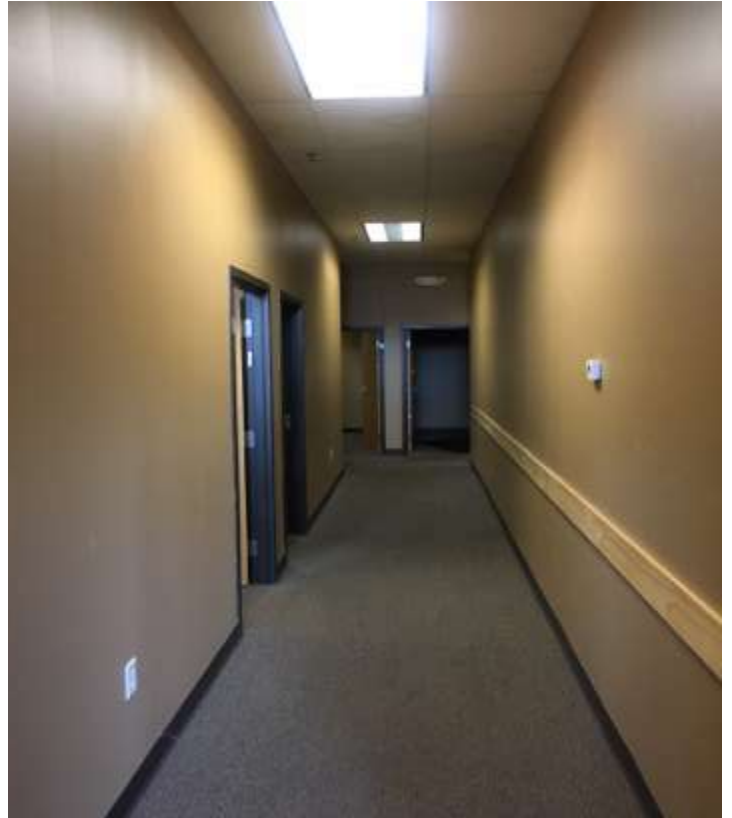
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Interior Photo



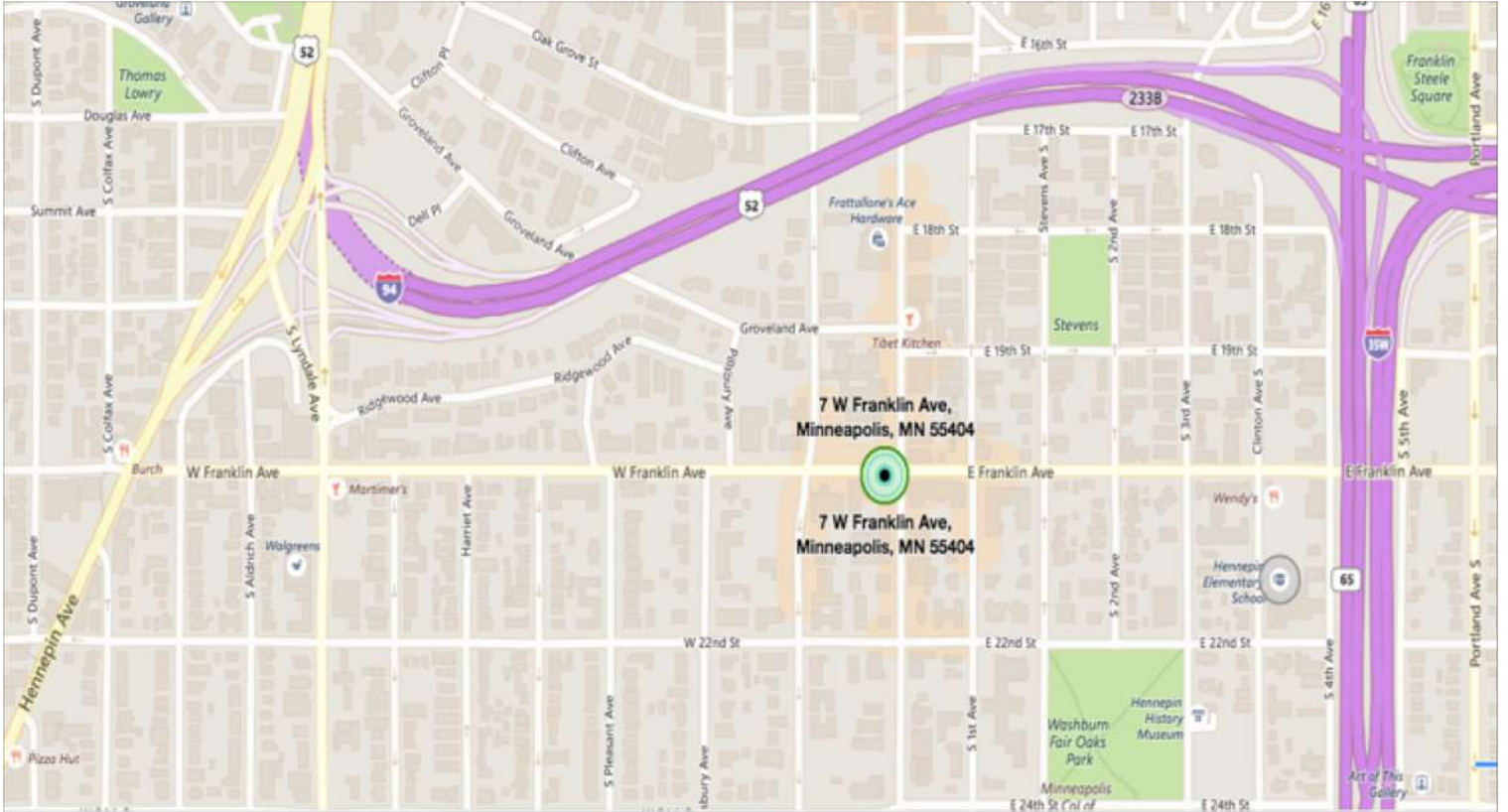
## Building Photo



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# Map



# Aerial



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