

RETAIL/OFFICE/SHOWROOM

6315 Penn Avenue

Minneapolis, Minnesota



LOCATION! LOCATION! LOCATION!

Great retail, office/showroom or light assembly/manufacturing space located at Penn and Crosstown with abundant parking.

- 11,308 total square feet - 5,654 square feet on two levels
- Dock door and loading area
- 9' clear ceiling height
- On-site parking in front and rear of building
- Building signage available
- Low rates - \$4.00 net
- Outstanding access to I-35W, Highway 62 and Highway 100
- Traffic Counts
 - Highway 62 - 91,000 vehicles per day
 - Penn Avenue - 17,200 vehicles per day
- Centrally located and highly visible
- Carpet throughout
- Taxes \$2.21 psf

Christianson & Company
Commercial Real Estate Services, LLC

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FOR LEASE

RETAIL/OFFICE/SHOWROOM

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Minneapolis, Minnesota

Lower Floor Plan

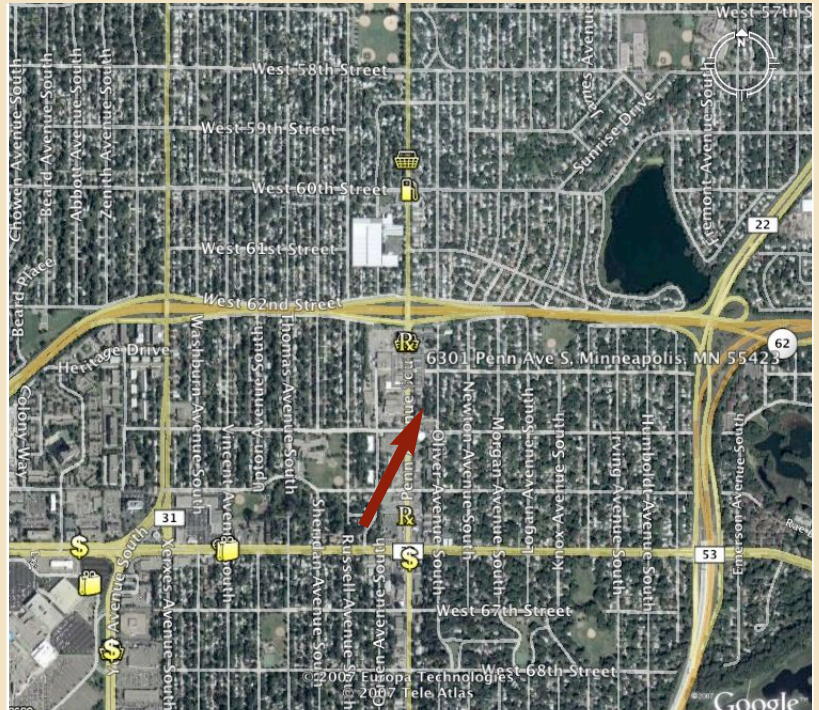


Upper Floor Plan



Demographics

| | <u>1 mile</u> | <u>3 miles</u> | <u>5 miles</u> |
|---------------|---------------|----------------|----------------|
| Population | 17,020 | 57,751 | 305,583 |
| Households | 7,932 | 26,735 | 136,536 |
| Avg HH Income | \$63,861 | \$75,238 | \$69,850 |



Aerial Map

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