

PRIME FREE-STANDING COMMERCIAL BUILDING AVAILABLE!

1100 SOUTH 2ND STREET

MINNEAPOLIS, MN 55415



FORMER IZZY'S ICE CREAM BUILDING

Retail | Food Production

5,137 sq ft

SPACENETEQUITIES

Commercial Real Estate Solutions

JORDAN GREENBERG • 952-746-9600 • jordan@spaceneteq.com

SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

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SITE INFORMATION:

- Location: 1100 S 2nd St | Mpls, MN
- Description: Single-tenant retail/food production building
- Building SF: 4,854 SF Main Floor
283 SF Mezzanine Seating

5,137 SF Total
- Zoning: I-1, light industrial

- **SALE PRICE:** Negotiable
- **LEASE RATE:** \$28.00 net psf
- **R.E. TAXES:** \$63,856.54
- **ACRES:** 0.22 (9,693 sq ft)

TRAFFIC COUNTS:

- South 2nd St: 5,200 vpd
- South 11th Ave: 6,600 vpd

* Source: Minnesota Department of Transportation 2018 Study, averages are per day - total cars

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	40,213	244,391	482,941
Median HH Income	\$39,610	\$48,451	\$59,756
Average HH Income	\$81,160	\$75,666	\$89,561

* Source: ESRI 2019 Est.



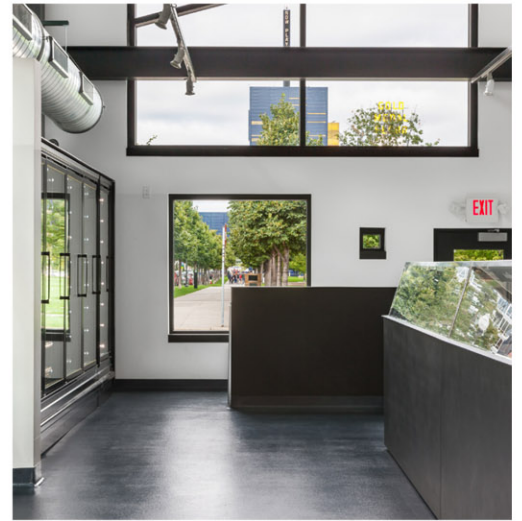
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