

**FOR LEASE** – 1,912 SF Retail Space



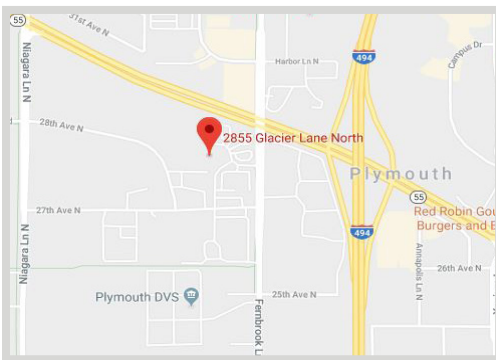
**FEATURES:**

- End cap retail space available - Suite 400 (1,912 SF)
- Hard to find retail space in this thriving market!
- Current restaurant/sandwich shop layout
- Great location off Hwy 55 & I-494

Lease Rate

**\$24.00/psf**

2023 Tax & Cam: \$11.31/psf



**FACTS:**

- ▲ Built in 2013
- ▲ 5 mile Avg. Household Income: \$130,000+
- ▲ Hwy 55 & Fernbrook = 49,000+ vehicles per day
- ▲ Building Tenants:  
Simonson's Salon & Brightmont Academy

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**AERIAL & MAP**

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**SITE PLAN**

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**DEMOGRAPHICS**

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2855 Glacier Ln, Minneapolis, MN 55447			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: -	% Leased: <b>100%</b>		
GLA: <b>4,520 SF</b>	Rent/SF/Yr: -		
Year Built: <b>2013</b>			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	5,820	65,340	165,031
2022 Estimate	5,689	63,260	159,246
2010 Census	5,511	57,762	142,299
Growth 2022 - 2027	2.30%	3.29%	3.63%
Growth 2010 - 2022	3.23%	9.52%	11.91%
2022 Population by Hispanic Origin	142	1,800	5,760
2022 Population	5,689	63,260	159,246
White	4,242 74.56%	52,016 82.23%	129,963 81.61%
Black	628 11.04%	4,019 6.35%	12,397 7.78%
Am. Indian & Alaskan	18 0.32%	193 0.31%	511 0.32%
Asian	615 10.81%	5,483 8.67%	12,193 7.66%
Hawaiian & Pacific Island	2 0.04%	15 0.02%	62 0.04%
Other	185 3.25%	1,533 2.42%	4,120 2.59%
U.S. Armed Forces	0	9	18
Households			
2027 Projection	2,902	27,021	68,921
2022 Estimate	2,832	26,116	66,480
2010 Census	2,719	23,625	59,355
Growth 2022 - 2027	2.47%	3.47%	3.67%
Growth 2010 - 2022	4.16%	10.54%	12.00%
Owner Occupied	1,591 56.18%	18,691 71.57%	46,591 70.08%
Renter Occupied	1,241 43.82%	7,425 28.43%	19,889 29.92%
2022 Households by HH Income	2,832	26,113	66,482
Income: <\$25,000	218 7.70%	2,108 8.07%	6,121 9.21%
Income: \$25,000 - \$50,000	267 9.43%	2,795 10.70%	8,888 13.37%
Income: \$50,000 - \$75,000	725 25.60%	3,485 13.35%	8,595 12.93%
Income: \$75,000 - \$100,000	505 17.83%	3,544 13.57%	9,374 14.10%
Income: \$100,000 - \$125,000	359 12.68%	2,783 10.66%	7,217 10.86%
Income: \$125,000 - \$150,000	297 10.49%	2,439 9.34%	5,830 8.77%
Income: \$150,000 - \$200,000	195 6.89%	3,246 12.43%	7,702 11.59%
Income: \$200,000+	266 9.39%	5,713 21.88%	12,755 19.19%
2022 Avg Household Income	\$106,627	\$140,048	\$130,924
2022 Med Household Income	\$85,198	\$110,101	\$100,911

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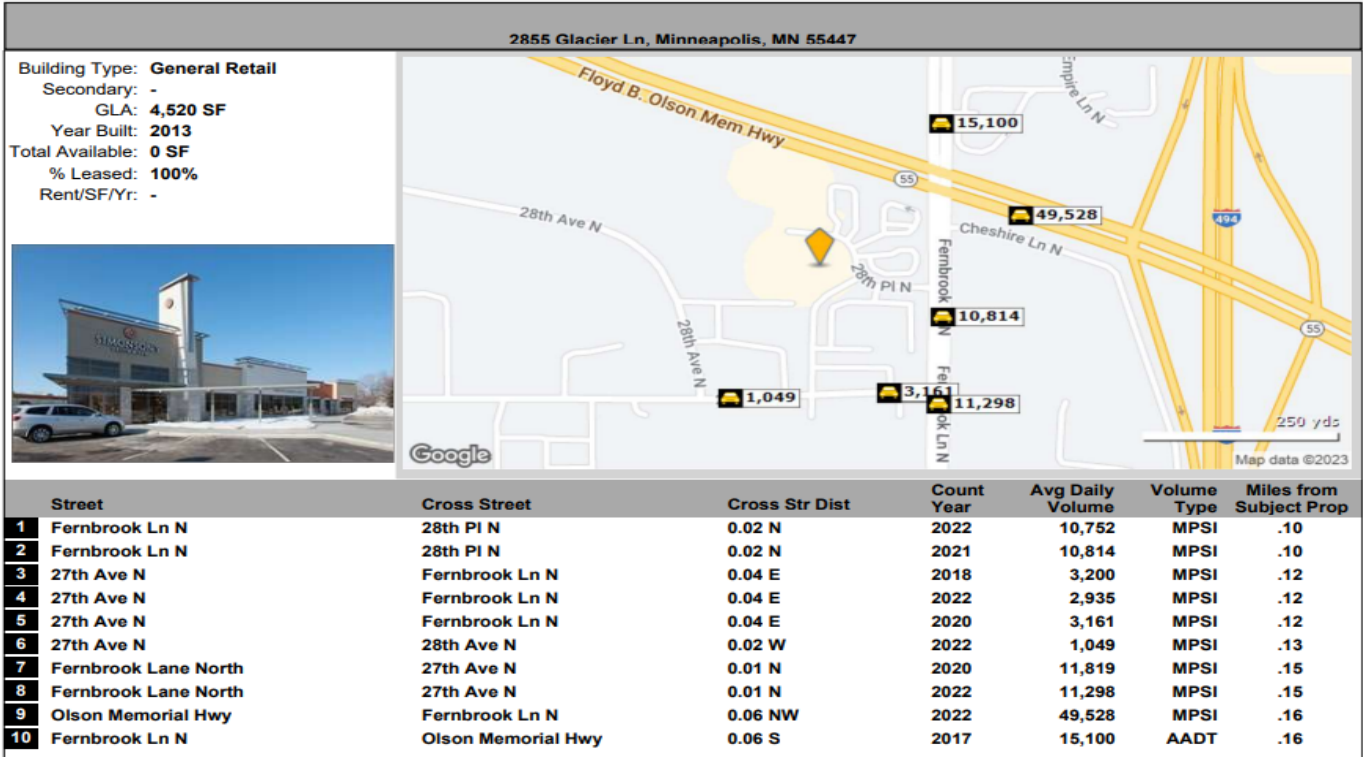
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**TRAFFIC COUNTS**

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