

RETAIL SPACE FOR SALE >

Izzy's Ice Cream

1100 S 2nd St | Minneapolis, MN 55415



BUILDING AMENITIES

- > Iconic 5,137 square foot single-tenant mixed use retail and food production building on the edge of the Mill District
- > Architecturally significant one-story building with quaint second floor above retail area
- > Located in the Downtown East neighborhood of the Minneapolis Central Business District
- > Adjacent to Gold Medal Park
- > Built in 2012
- > Concrete drive to accommodate delivery and pick-up
- > Ample street parking
- > Clerestory windows; abundant natural light throughout
- > Flexible zoning allows many different site uses

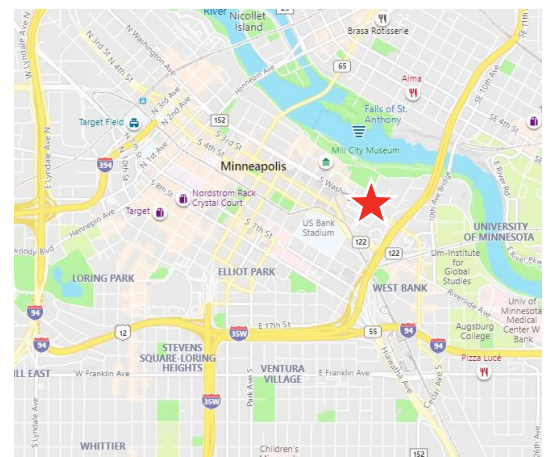
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SITE INFORMATION:

- > Location: 1100 S 2nd St | Minneapolis, MN
- > Description: Single-tenant retail/food production building
- > Building SF: 3,870 SF Production/Kitchen
984 SF Retail
283 SF Mezzanine Seating
5,137 SF Total
- > Zoning: I-1, light industrial

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.

SALE PRICE:

\$2,500,000

TRAFFIC COUNTS:

- > South 2nd Street: 5,200 vpd
- > South 11th Avenue: 6,600 vpd

* Source: Minnesota Department of Transportation 2016 Study averages are per day total cars

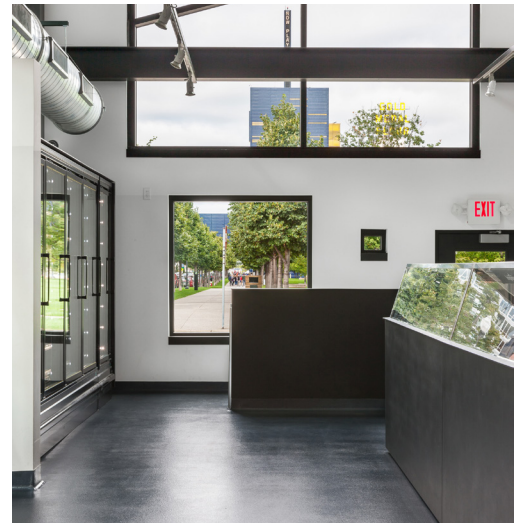


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