



Dinkytown Commons

317-319 14th Ave SE,
Minneapolis, MN

Retail For Lease



Accelerating success.

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com

Terese Reiling

Vice President
+1 952 897 7738
terese.reiling@colliers.com

Property Highlights

- Prime Dinkytown Retail or Service opportunity
- Surrounded by dense student housing
- Street front on main foot traffic from 14th Ave SE to U of M campus
- Close proximity to U of M sporting events at Siebert Field, Huntington Bank Stadium, Mariucci Arena and Williams Arena.



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	41,533	225,081	507,169
Median HH Income	\$44,948	\$67,673	\$78,282
Average HH Income	\$79,589	\$97,459	\$108,431
Daytime Population	56,222	378,938	631,240

Description

Prime retail storefront in highest foot traffic part of Dinkytown

Year Built

1984

Available

317: 612 RSF (538 Usable SF)

319: 2,702 RSF (2,495 Usable SF)

Lease Rate

Negotiable

2025 Expenses

\$ 5.78 PSF - CAM

\$ 9.24 PSF - Taxes

\$15.02 PSF - Total

Traffic Count

14th Avenue SE: 3,452 vehicles per day

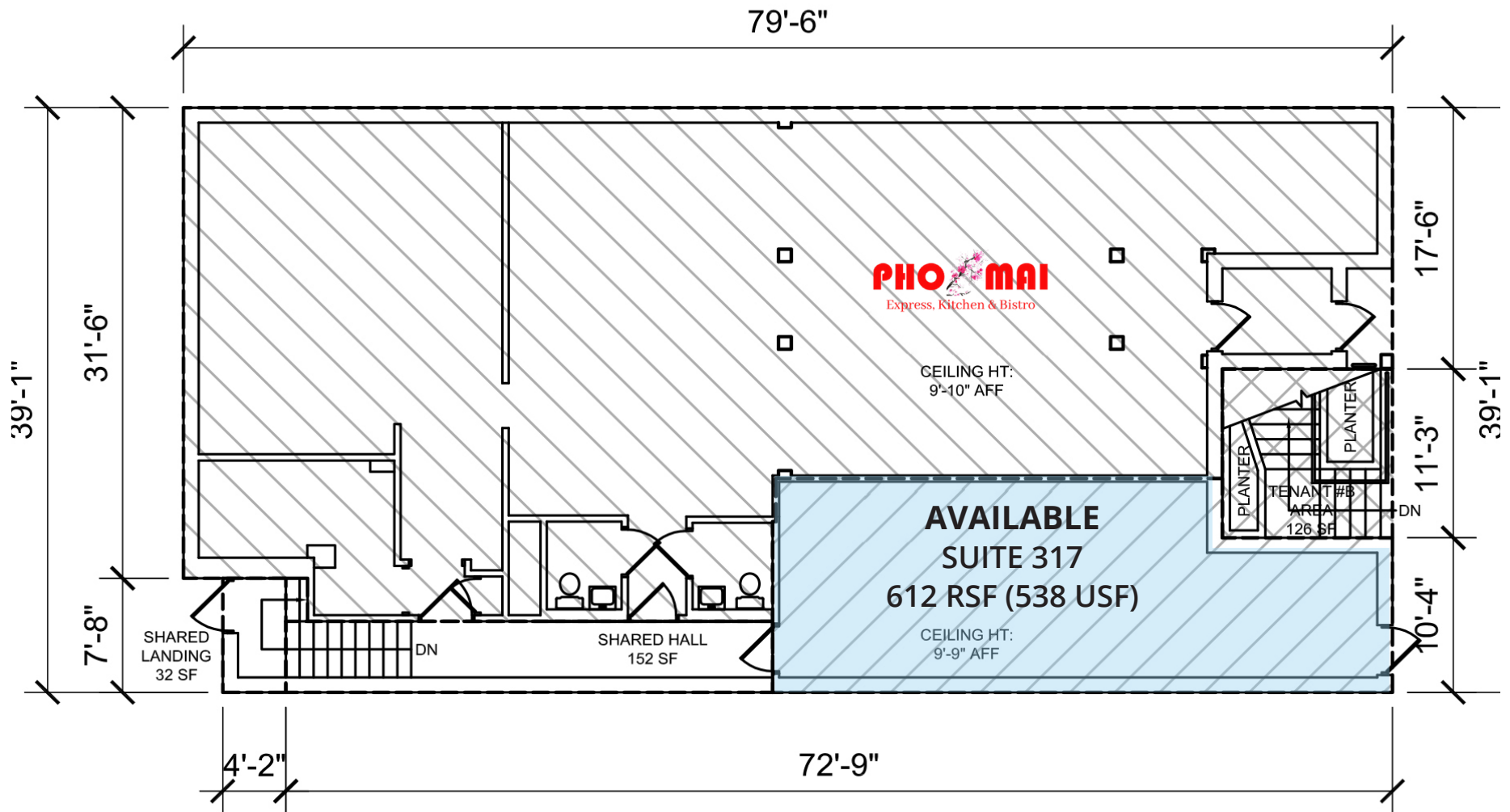
4th Street SE: 12,365 vehicles per day

Area Tenants



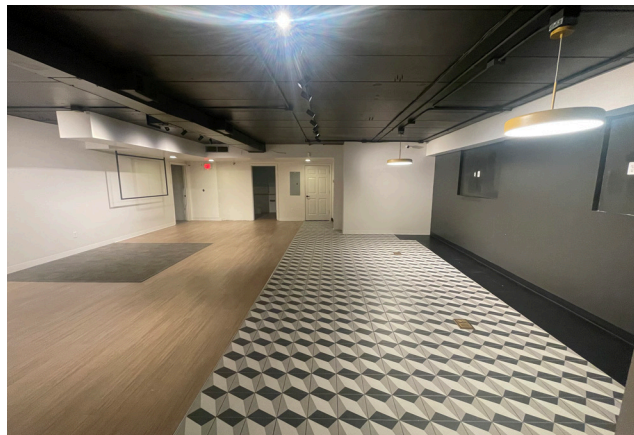
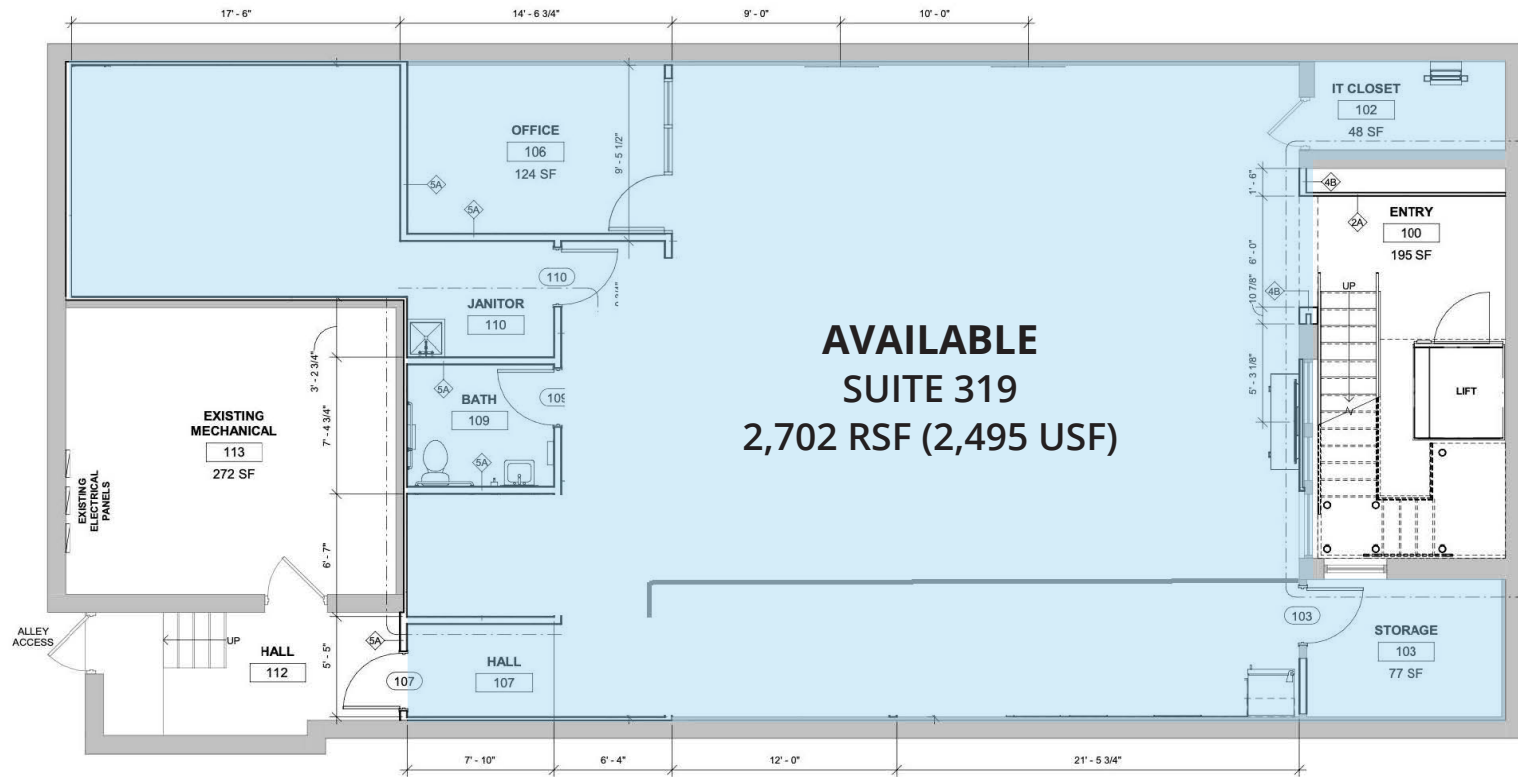
Floor Plan

Street Level



Floor Plan

Lower Level



Location Overview

4th St SE
12,365 vpd

14th Ave SE
3,452 vpd



Huntington
Starbucks
Great Clips
KIND & CAL BOWLS
BOWLS FOODS SUPER FRESH

target

Wally's
CRISP & GREEN
CrunchCheese
Mesa
Pizza By The Slice
BOBER
mochi dough

McDonald's
CHIPOTLE
MEXICAN GRUBB
SUBWAY

Varsity
ERIK'S

Blarney
Pub of Gold
GOLDY'S
The Cheesecake
Manna Manna
Insomnia
cookies
DINKYTOWN
DIPLOMAT
Bon Jon
CH

NikoNiko
BOBA
PHO MAI
Express, Kitchens & Bistro
REFINERY

SITE

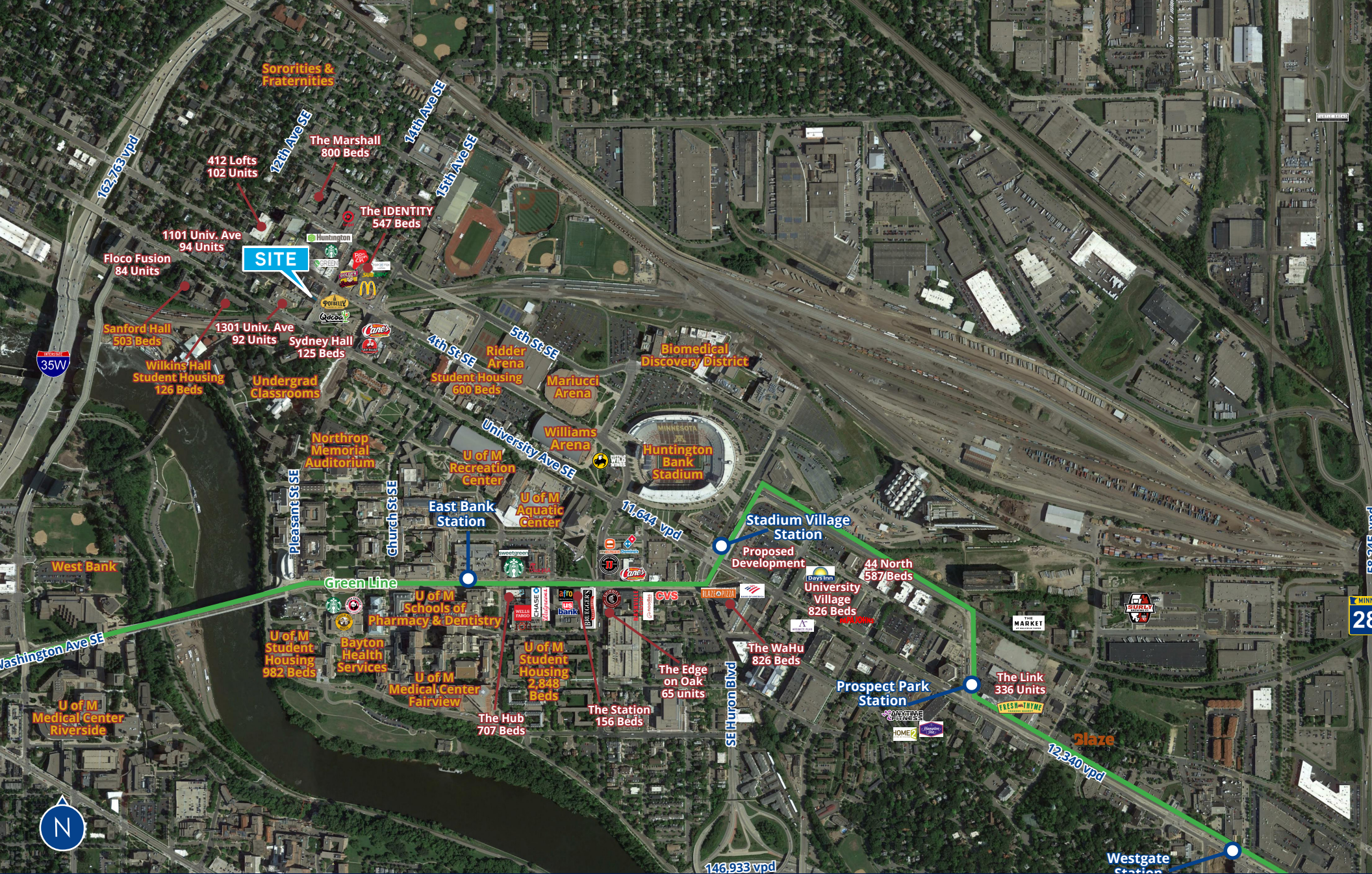
Qdoba
Pobbelly
TIGER SUGAR

Cane's
D.P. Dough

University of Minnesota
Twin Cities Campus



Mississippi River



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025 All rights reserved.

1600 Utica Ave S, Suite 300
 Minneapolis, MN 55416
 +1 952 897 7700
 colliers.com

