

RETAIL SPACE FOR LEASE >

The Marshall

509 14th Avenue SE | Minneapolis, MN 55414



Accelerating success.



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SITE INFORMATION

Location: 509 14th Avenue SE | Minneapolis, MN 55414
Description: Anchored Mixed-Use Development
336 High-End Student Housing Units
Retail Area: 27,776 SF



AVAILABILITY

> 1,545 SF



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population	31,604	98,387	197,860
Median HH Income	\$28,049	\$37,277	\$40,881
Average HH Income	\$50,523	\$64,769	\$65,492

UNIVERSITY OF MN STATISTICS

- > University of MN Student Enrollment (Twin Cities Campus): 48,846
- > University of Minnesota Employees (Twin Cities): 22,523
- > Over 1,000 Residential Units Under Construction in Dinkytown

COMMENTS

Target anchored development with grocery, pharmacy, and a large selection of soft goods product that will cater to the over 48,800 Students and 22,500 Employees at the University of Minnesota. Target will provide an assortment of value to the trade area and will draw continual traffic to The Marshall Development. The project is strategically located in the heart of Dinkytown on the East Bank Campus and is home to over 15,000 visitors each day, not to mention the added traffic generated by the Big Ten sport facilities within the campus during game days.

This is a rare opportunity for a restaurant to enter the market next to a robust traffic generating Fortune 100 Company at the U of M. The development is unlike any others in the market and consists of over 336 high end student housing units with more than 800 residents.

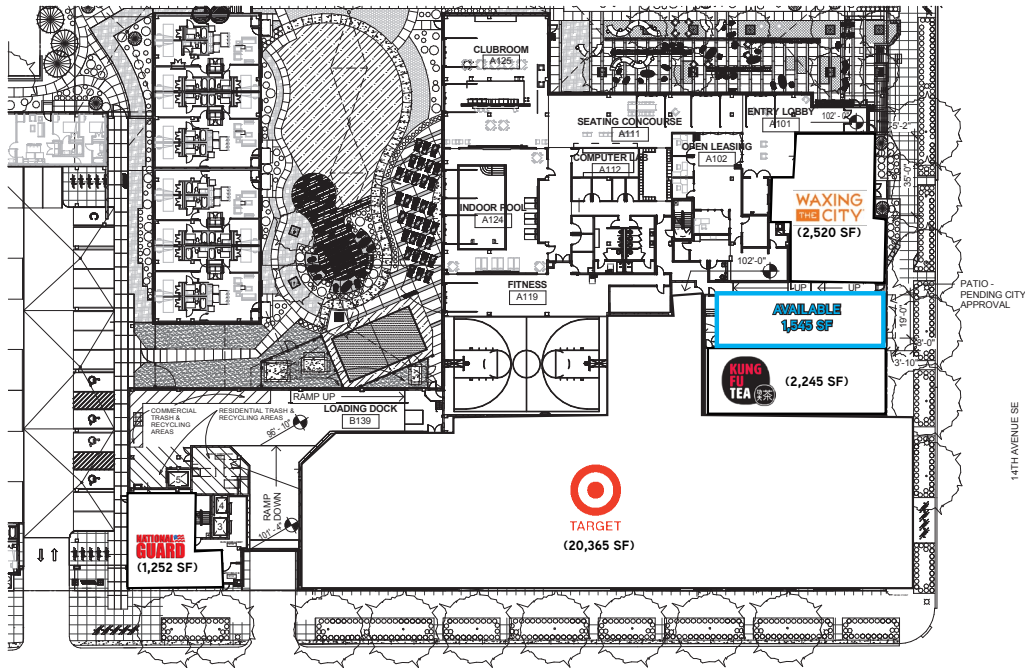
ANCHOR TENANTS



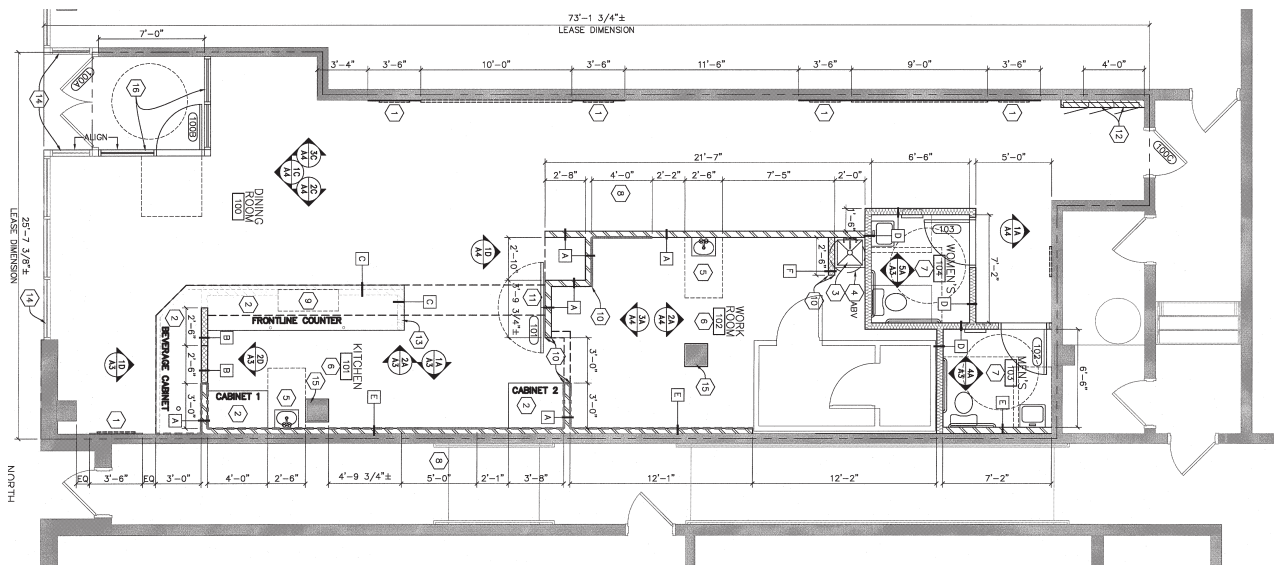
AREA TENANTS

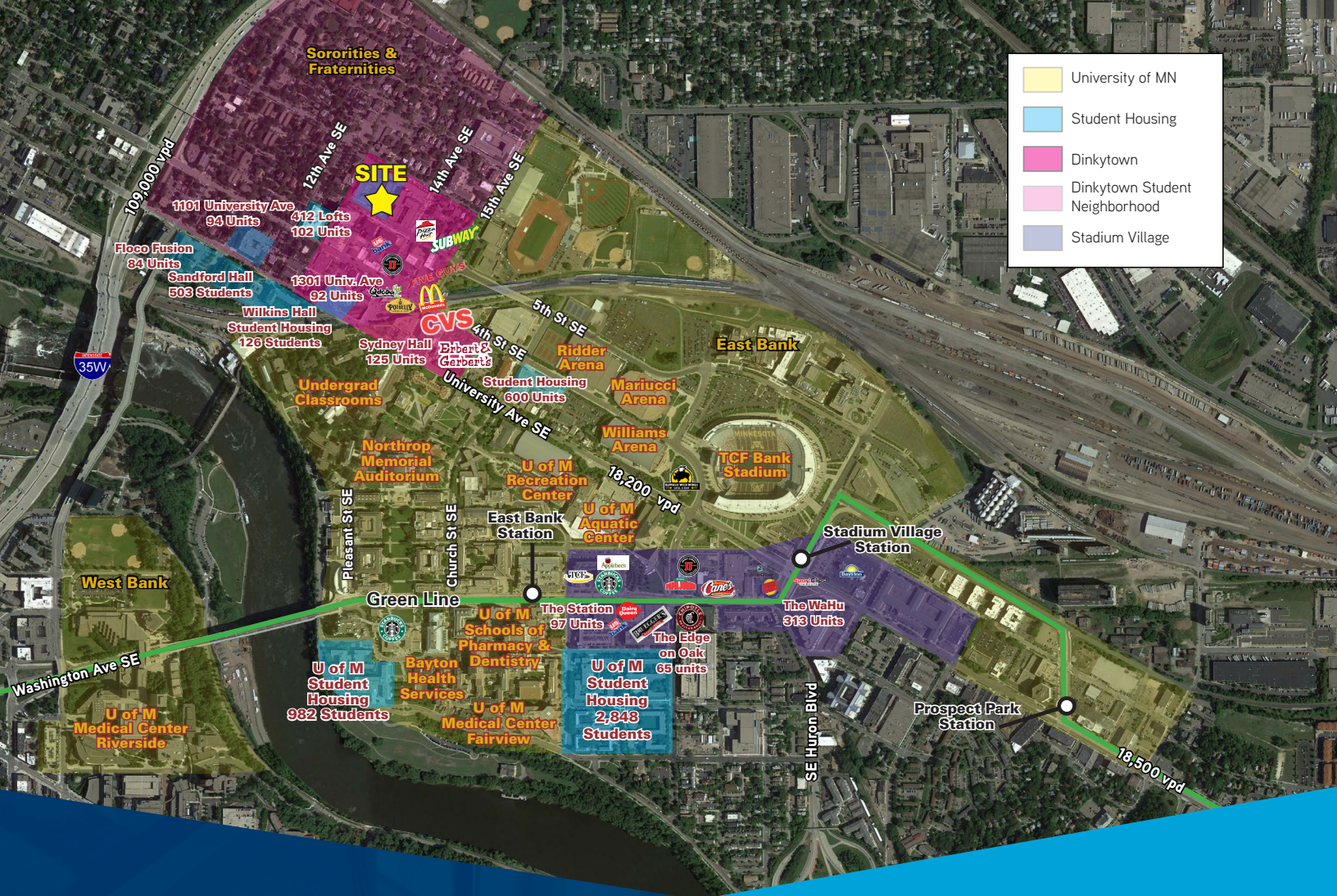


SITE PLAN



FLOOR PLAN





THE MARSHALL > AERIAL

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