

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C3 & C4

Minneapolis, MN 55403



SALE PRICE: \$728,000

CONDO SIZE:
C3- 3,700 SF
C4- 1,500 SF
Total- 5,200 SF

BUILDING SIZE: 213,000 SF

YEAR BUILT: 1977

TAXES 2020: \$22,149

CROSS STREETS: Nicollet Mall And 12th Street South

PROPERTY OVERVIEW

Heavy pedestrian traffic on completely renovated Nicollet Mall. Near Convention Center, hotels and condominiums.

PROPERTY FEATURES

- 2 underground garage stalls
- Full height windows
- Retail or Office Space
- The New Nicollet Mall
- Retail surface parking

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
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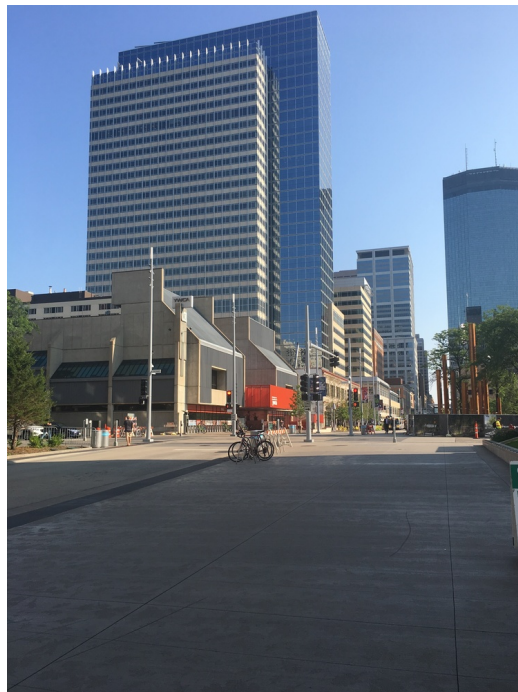
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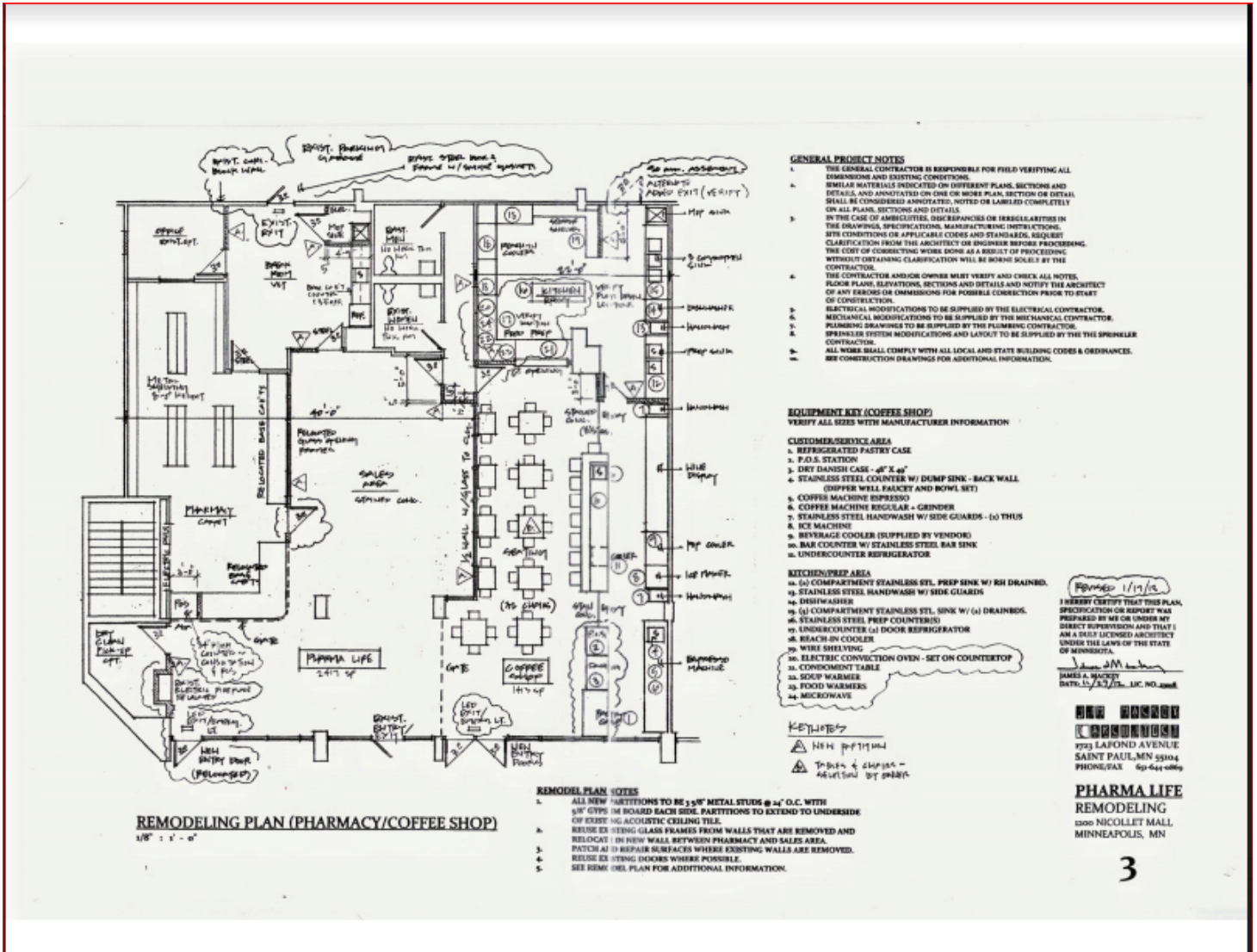
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1 1200 NICOLLET MALL, C3
3,700 SF

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1,500 SF

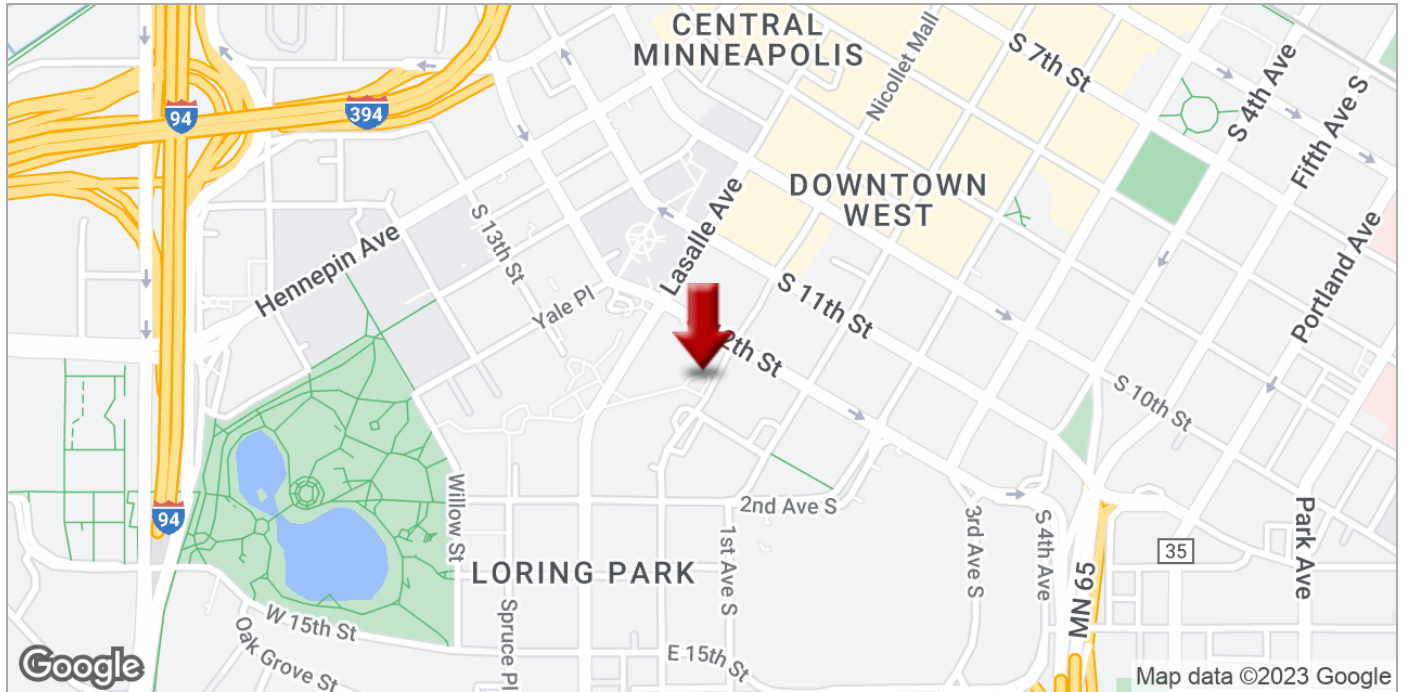
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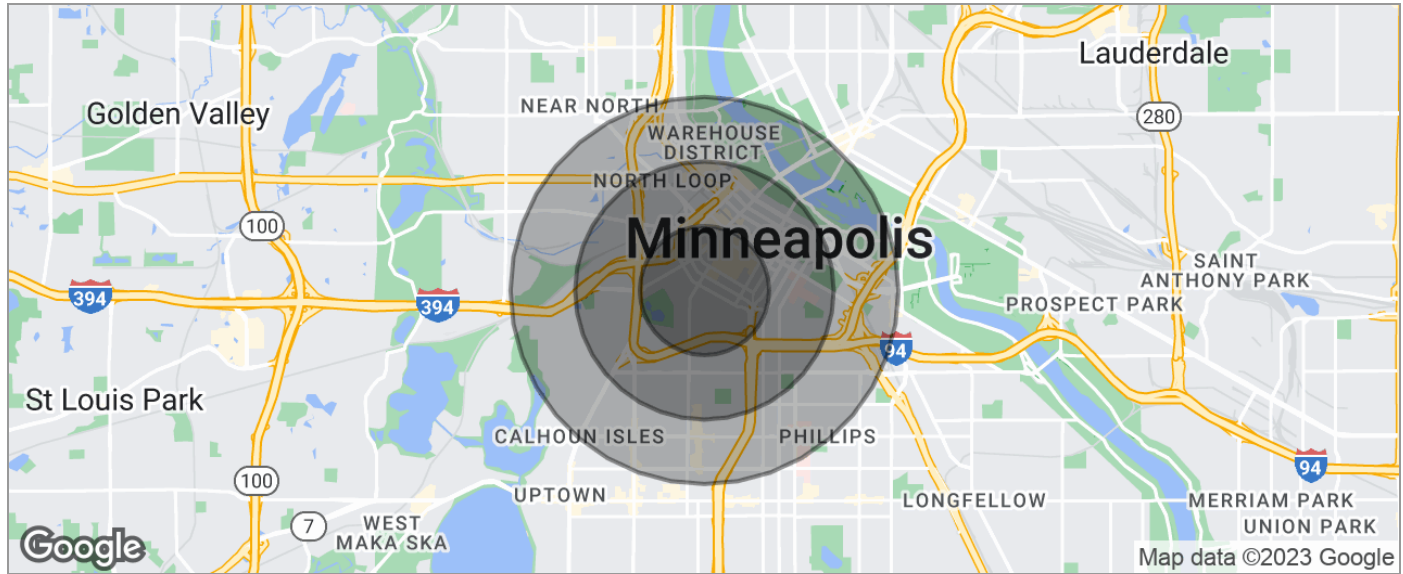
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	8,631	36,818	76,276
MEDIAN AGE	38.0	33.1	32.0
MEDIAN AGE (MALE)	40.8	35.2	33.4
MEDIAN AGE (FEMALE)	35.6	31.2	30.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,308	23,010	42,014
# OF PERSONS PER HH	1.4	1.6	1.8
AVERAGE HH INCOME	\$53,753	\$55,318	\$56,585
AVERAGE HOUSE VALUE	\$235,436	\$283,485	\$299,238
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	74.5%	71.1%	65.9%
% BLACK	16.9%	18.7%	22.7%
% ASIAN	4.7%	4.0%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.5%	0.7%
% OTHER	1.3%	2.4%	3.5%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	3.5%	6.9%	11.3%

* Demographic data derived from 2020 ACS - US Census

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